City of Ramsey
Agenda
Regular City Council
Tuesday August 23, 2011
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentations:

1. Swearing in/Oath of Office for Councilmember Sarah Strommen
2. Recognize Police Reserve Sharon Johnson for Years of Service
3. Mayor Ramsey will read the Resolution Proclaiming September 27 - 23 as Constitution Week. Representatives of the Daughters of the American Revolution will be present to accept the proclamation.

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive May 2011 Financial Reports - General Fund and Enterprise Funds

2. Receive June 2011 Financial Reports - General Fund and Enterprise Funds

3. Approve Council and Council Committee Meeting Minutes

4. Approve Management of City Hall Lobby Area to The Ramsey Foundation with regard to Displays and Exhibits

5. Approve Contract Maintenance Services for The Draw

6. Introduce Ordinance to Amend City Code Section 117-117 (E1 Employment District) and Section 117-116 (E2 Employment District).

7. Council Dias--bid selection

8. Approve Extension of Contract for General Legal Services

9. Adopt Resolution #11-08-XXX Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing received during the Period of August 5, 2011 through August 17, 2011

10. Adopt Resolution #11-08-XXX Proclaiming September 17 - 23, 2011 as Constitution Week

11. Adopt Resolution 11-08-XXX Authorizing Partial Payment to Omann Brothers Paving Inc for IP 11-22 Rhinestone Commons Parking Lot

12. Adopt Resolution 11-08-XXX Authorizing Partial Payment to County Line Excavating LLC for IP 09-25 Dysprosium Street Improvements

13. Adopt Resolution 11-08-XXX Authorizing Partial Payment to Rum River Contracting for IP 10-07 Alpine Drive/Roanoke Street Improvements

14. Adopt Resolution #11-08-XXX Authorizing Final Payment to Rum River Contracting for IP 08-33 Ute Street Improvements

15. Adopt Resolution 11-08-XXX Authorizing Partial Payment to Rum River Contracting for IP 08-34 Bituminous Paving of 151st, 152nd, and Fluorine Street

16. Adopt Resolution #11-08-XXX Authorizing Partial Payment to Douglas-Kerr Underground LLC for IP 11-21 Armstrong and Bunker Lake Blvd Improvements

17. Consider Resolution Requesting MnDOT Funding for Construction of a Frontage Road on the South Side of Highway 10 (Riverdale Drive Extension to Traprock Street) Through the State Municipal Agreement Program

18. Report from the Personnel Committee meeting held on August 9, 2011.

Case 1: Consider a Resolution Ending the Probationary Period of the Senior Planner and Assigning a New Interim Supervisor to the Planning Division

6. Public Hearing

7. Council Business

1. Authorization of Resolution #11-08-XXX Authorizing the Sale of $4,365,000 General Obligation Bonds, Series 2011 A

2. Accept Petition Requesting the Review of Drainage Concerns Around the 149th Lane NW and TH 47 Wetland Complex

3. Consider Final Plat, Site Plan, and Comprehensive Plan/Zoning Amendment Approval of Stoney River; Case of First Phoenix Group and Lord of Life

4. Adopt Ordinance to Change Civic Center Drive to Veteran's Drive.

5. Consider Comprehensive Plan Amendment

6. Site Plan Review for Ramsey Northstar Commuter Rail Station; Case of City of Ramsey

8. Mayor/Council/Staff Input

1. **There will be a Council Work Session on Tuesday, August 30, beginning at 5:30 p.m.**
2. **Every Thursday - Farmers Market and Events at The Draw Park**
3. **City of Ramsey Happy Days Festival - Friday through Sunday, September 16 - 18, 2011**

9. Adjournment

CC Regular Session **5. 1.**

Meeting Date: 08/23/2011

By: Diana Lund, Finance

Title:

Receive May 2011 Financial Reports - General Fund and Enterprise Funds

Background:

Brief summary of actual revenues and expenditures to date in comparison to adopted budget for the funds of: General, Water, Sewer, Storm, Street Lighting, Recycling and Storm Drainage.

Council Action:

No action required. Informational only.

Attachments

May 2011 General Fund Financial Report - Budget to Actual

May 2011 Enterprise Funds - Budget Compared to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/11/2011 03:44 PM

Form Started By: Diana Lund Started On: 08/09/2011 12:02 PM

Final Approval Date: 08/11/2011

CITY OF RAMSEY

Period Summary - General Fund

Reporting Period: **1/1/2011 - 05/31/2011**

Expenditures By Dept Head	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Com Dev	557,272	193,741	597,419	224,369	824,350	355,526
Fire	749,783	223,953	748,713	246,922	764,766	215,157
Finance	471,420	162,999	518,175	180,888	511,814	172,273
Admin	1,344,287	568,234	1,488,890	574,314	1,512,148	481,213
Public Works	2,711,681	851,425	2,669,548	835,909	2,718,718	905,108
Police	2,919,369	1,065,375	2,863,561	1,041,308	2,772,287	1,003,791
Council	141,156	63,888	144,236	55,364	166,360	65,083
Legal	117,000	42,028	122,000	41,451	131,000	32,260
Transfers out	-	-	-	-	-	-
Debt Service	260,934	-	252,647	-	37,724	37,724
Contingency	33,898	-	68,002	-	93,792	-
	9,306,800	3,171,642	9,473,191	3,200,526	9,532,959	3,268,136
	-	(0)	-	(0)	-	0

Revenue	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Taxes	7,037,127	-	7,034,194	-	7,532,034	-
Business Licenses/Permits	71,200	27,689	69,500	20,055	78,000	27,589
Non-Business Licenses/Permits	367,532	123,044	330,750	133,461	398,400	99,506
Federal Intergovernmental	6,000	-	6,000	-	6,000	358
State Intergovernmental	299,300	68,500	277,100	70,000	277,100	70,000
Local Intergovernmental	-	5,017	-	20	-	9
Charges for Services	823,875	130,648	700,451	142,748	785,588	85,730
Fines and Forfeits	112,500	39,149	120,000	27,064	120,000	41,254
Miscellaneous	19,000	11,164	45,000	4,369	2,000	5,894
Interest	100,000	-	150,000	-	240,000	-
Transfers in	612,866	-	965,046	-	257,687	398,620
	9,449,400	405,212	9,698,041	397,717	9,696,809	728,960

CITY OF RAMSEY

Period Summary - General Fund

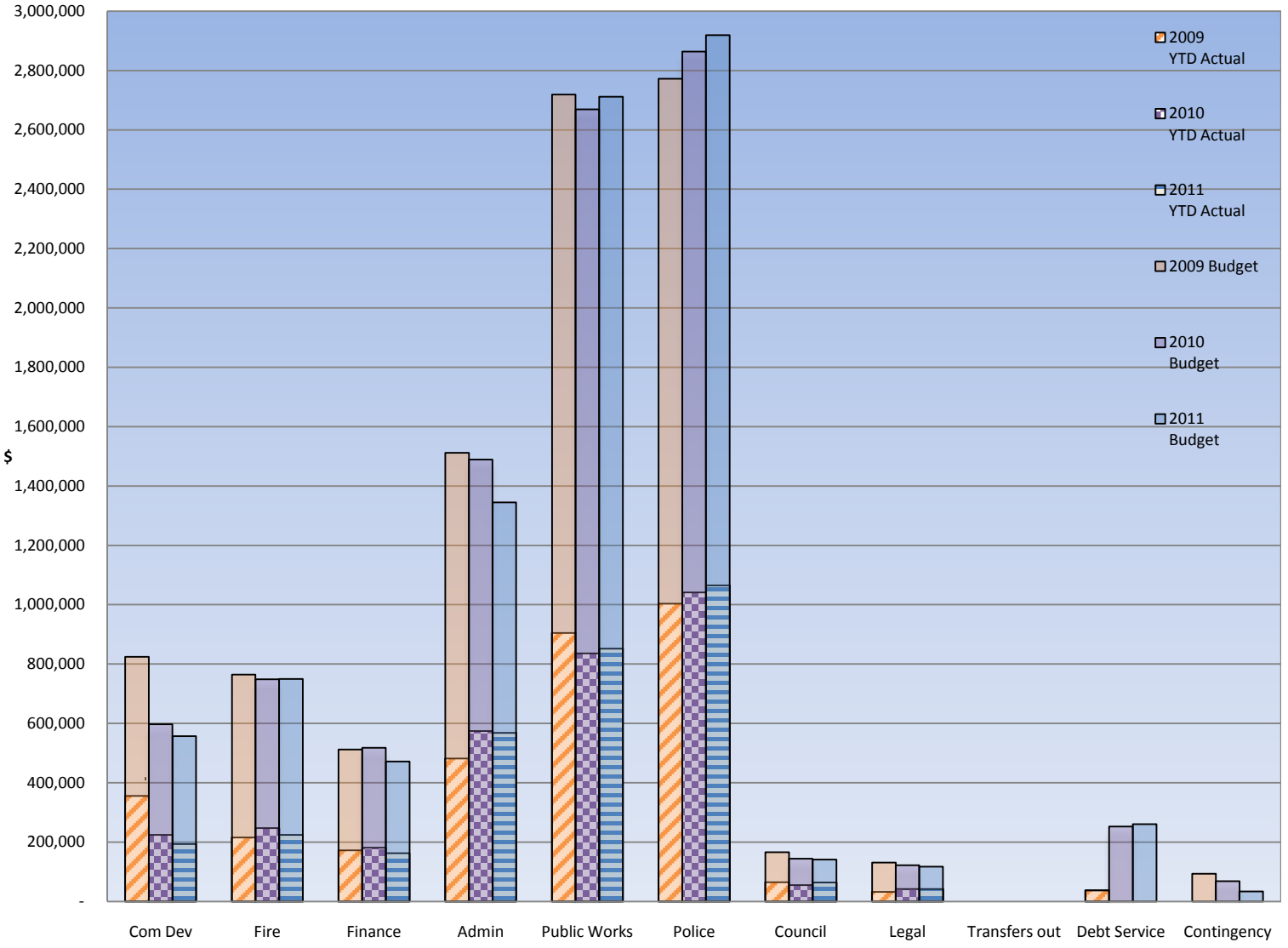
Reporting Period: **1/1/2011 - 05/31/2011**

Capital Outlay	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Com Dev	-	-	-	-	-	-
Fire	32,000	-	10,800	8,490	31,600	32,427
Finance	-	-	-	-	-	-
Admin	16,000	-	33,000	3,517	17,400	16,681
Public Works	-	-	87,200	58,713	21,000	20,865
Police	94,600	73,551	93,850	83,550	93,850	73,984
Council	-	-	-	-	-	-
Legal	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Contingency	-	-	-	-	-	-
	142,600	73,551	224,850	154,270	163,850	143,957
	-	-	-	-	-	-

Expenditures	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Personal Services	6,275,744	2,419,881	6,559,765	2,509,132	6,643,206	2,595,574
Supplies	724,837	315,931	710,972	270,343	749,309	260,348
Other Services & Charges	2,045,285	435,830	1,949,807	421,051	2,102,720	374,490
Transfers out	-	-	-	-	-	-
Debt Service	260,934	-	252,647	-	37,724	37,724
	9,306,800	3,171,642	9,473,191	3,200,526	9,532,959	3,268,136
	142,600	(2,766,430)	224,850	(2,802,810)	163,850	(2,539,176)
Revenue	(9,449,400)	(405,212)	(9,698,041)	(397,717)	(9,696,809)	(728,960)
Expenses	9,449,400	3,245,193	9,698,041	3,354,796	9,696,809	3,412,093
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CITY OF RAMSEY

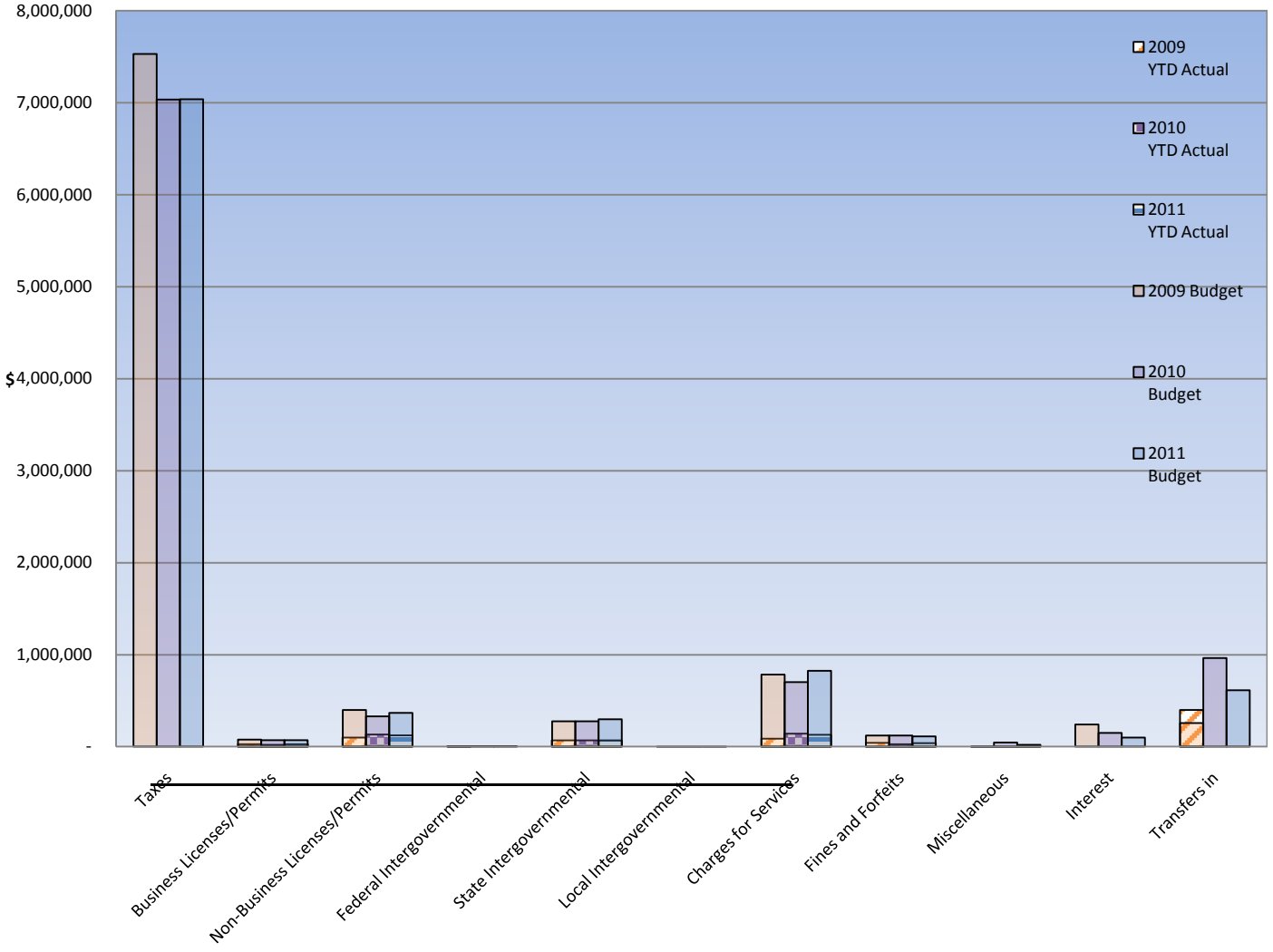
Budget to Actual Expenditures by Department
YTD thru May 2011



	Com Dev	Fire	Finance	Admin	Public Works	Police	Council	Legal	Transfers out	Debt Service	Contingency	Total
2011 Budget	557,272	749,783	471,420	1,344,287	2,711,681	2,919,369	141,156	117,000	-	260,934	33,898	9,306,800
2011 YTD Actual	193,741	223,953	162,999	568,234	851,425	1,065,375	63,888	42,028	-	-	-	3,171,642
2010 Budget	597,419	748,713	518,175	1,488,890	2,669,548	2,863,561	144,236	122,000	-	252,647	68,002	9,473,191
2010 YTD Actual	224,369	246,922	180,888	574,314	835,909	1,041,308	55,364	41,451	-	-	-	3,200,526
2009 Budget	824,350	764,766	511,814	1,512,148	2,718,718	2,772,287	166,360	131,000	-	37,724	93,792	9,532,959
2009 YTD Actual	355,526	215,157	172,273	481,213	905,108	1,003,791	65,083	32,260	-	37,724	-	3,268,136
2011 YTD % of Budget	34.77%	29.87%	34.58%	42.27%	31.40%	36.49%	45.26%	35.92%	#DIV/0!	0.00%	0.00%	34.08%

CITY OF RAMSEY

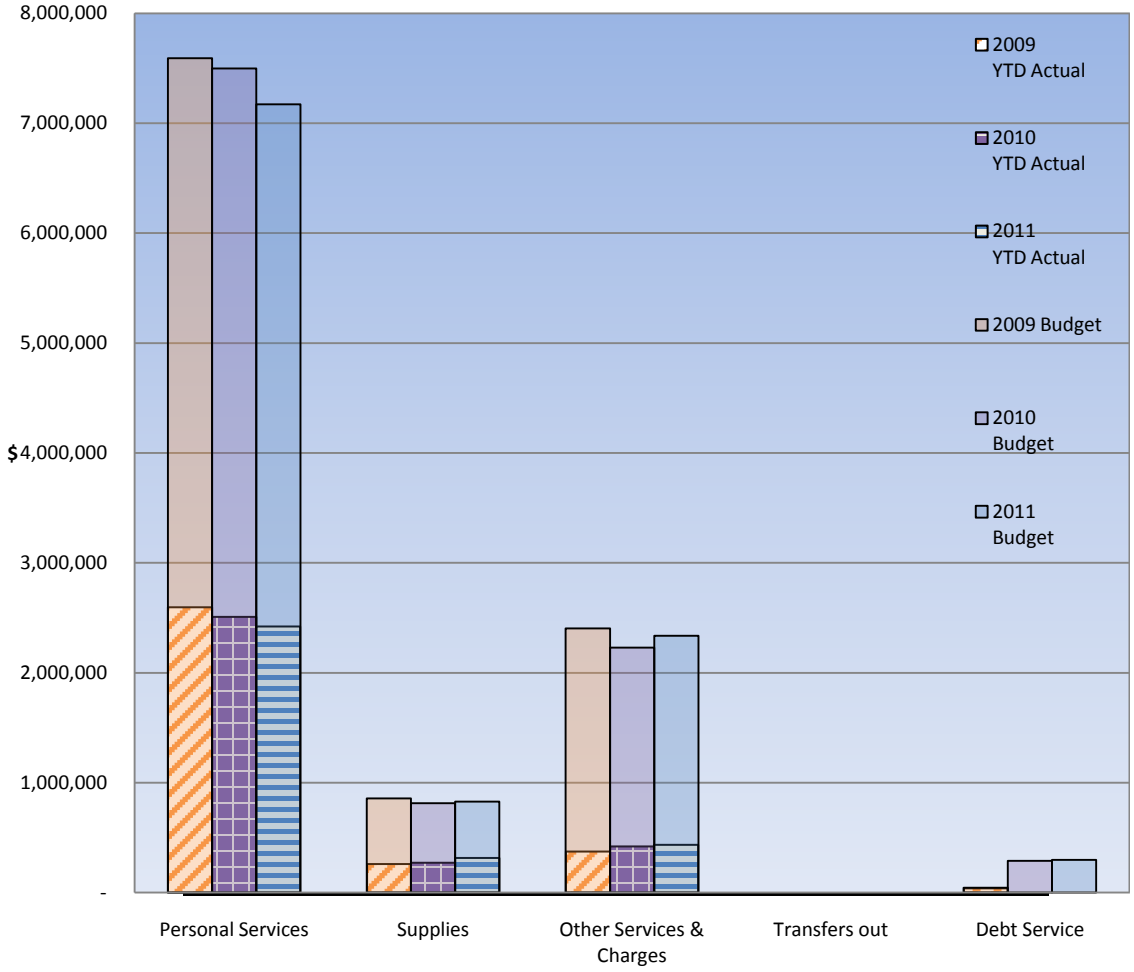
Budget to Actual Revenues
YTD thru May 2011



	Taxes	Business Licenses/ Permits	Non-Business Licenses/ Permits	Federal Intergovern-mental	State Intergovern-mental	Local Intergovern-mental	Charges for Services	Fines and Forfeits	Misc.	Interest	Transfers in	Total
2011 Budget	7,037,127	71,200	367,532	6,000	299,300	-	823,875	112,500	19,000	100,000	612,866	9,449,400
2011 YTD Actual	-	27,689	123,044	-	68,500	5,017	130,648	39,149	11,164	-	-	405,212
2010 Budget	7,034,194	69,500	330,750	6,000	277,100	-	700,451	120,000	45,000	150,000	965,046	9,698,041
2010 YTD Actual	-	20,055	133,461	-	70,000	20	142,748	27,064	4,369	-	-	397,717
2009 Budget	7,532,034	78,000	398,400	6,000	277,100	-	785,588	120,000	2,000	240,000	257,687	9,696,809
2009 YTD Actual	-	27,589	99,506	358	70,000	9	85,730	41,254	5,894	-	398,620	728,960
2011 YTD % of Budget	0.00%	38.89%	33.48%	0.00%	22.89%	#DIV/0!	15.86%	34.80%	58.76%	0.00%	0.00%	4.29%

CITY OF RAMSEY

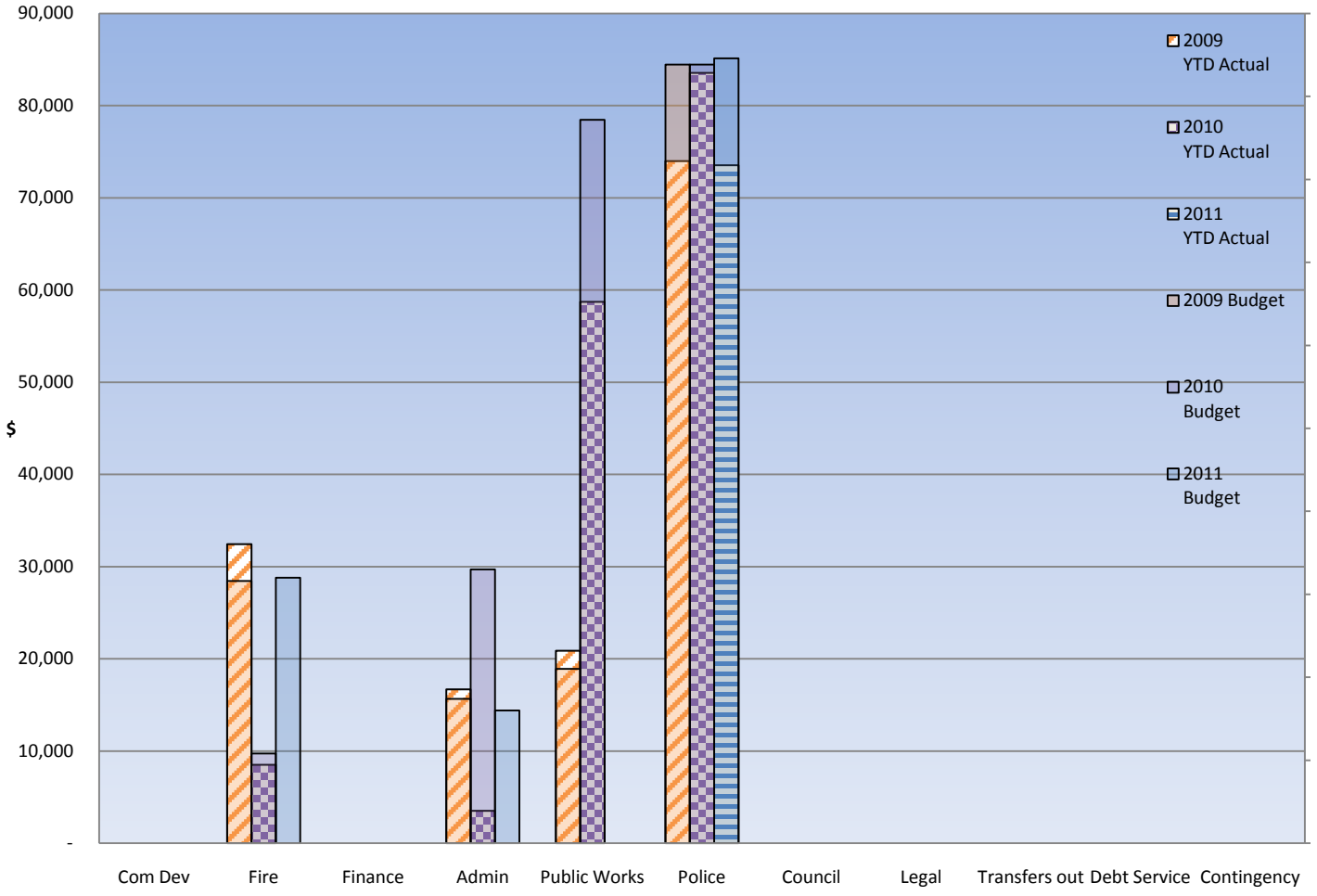
Budget to Actual Expenditures by Category
YTD thru May 2011



	Personal Services	Supplies	Other Services & Charges	Transfers out	Debt Service	Total
2011 Budget	6,275,744	724,837	2,045,285	-	260,934	9,306,800
2011 YTD Actual	2,419,881	315,931	435,830	-	-	3,171,642
2010 Budget	6,559,765	710,972	1,949,807	-	252,647	9,473,191
2010 YTD Actual	2,509,132	270,343	421,051	-	-	3,200,526
2009 Budget	6,643,206	749,309	2,102,720	-	37,724	9,532,959
2009 YTD Actual	2,595,574	260,348	374,490	-	37,724	3,268,136
2011 YTD % of Budget	38.56%	43.59%	21.31%	#DIV/0!	0.00%	34.08%

CITY OF RAMSEY

Budget to Actual Capital Outlay
YTD thru May 2011



	Com Dev	Fire	Finance	Admin	Public Works	Police	Council	Legal	Transfers out	Debt Service	Contingency	Total
2011 Budget	-	32,000	-	16,000	-	94,600	-	-	-	-	-	142,600
2011 YTD Actual	-	-	-	-	-	73,551	-	-	-	-	-	73,551
2010 Budget	-	10,800	-	33,000	87,200	93,850	-	-	-	-	-	224,850
2010 YTD Actual	-	8,490	-	3,517	58,713	83,550	-	-	-	-	-	154,270
2009 Budget	-	31,600	-	17,400	21,000	93,850	-	-	-	-	-	163,850
2009 YTD Actual	-	32,427	-	16,681	20,865	73,984	-	-	-	-	-	143,957
2011 YTD % of Budget	#DIV/0!	0.00%	#DIV/0!	0.00%	#DIV/0!	77.75%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	51.58%

PREPARED BY: FINANCE DEPARTMENT

PERIOD SUMMARY BY DEPARTMENT
ENTERPRISE FUND

Net Revenue (Loss) for Period — ***Reporting Period:*** **1/1/2011 - 5/31/11**

Dept	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Water	375,820.00	63,719.95	509,873.00	(25,227.66)	129,745.00	25,818.69
Sewer	50,586.00	11,155.37	227,191.00	7,384.45	115,228.00	18,654.01
Priority Street Lighting	4,350.00	(11,374.50)	24,740.00	1,947.85	39,593.00	(7,191.34)
Recycling	11,687.00	(52,432.12)	28,780.00	(55,306.04)	203.00	(59,272.38)
Storm Water	218,257.00	110,661.54	233,890.00	101,180.64	190,434.00	81,649.54

REVENUE SUMMARY - BY FUND — ***Reporting Period:*** **1/1/2011 - 5/31/11**

Dept	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Water	1,860,075.00	238,559.79	1,901,882.00	178,861.27	1,668,332.00	254,794.17
Sewer	1,324,830.00	318,138.31	1,372,897.00	271,658.80	1,247,885.00	280,455.54
Priority Street Lighting	191,678.00	44,352.41	199,272.00	43,533.66	191,710.00	40,481.28
Recycling	336,079.00	74,301.17	343,441.00	73,973.91	334,245.00	70,652.31
Storm Water	614,184.00	158,814.71	625,367.00	154,693.36	598,671.00	148,255.22

EXPENSE SUMMARY - BY FUND — ***Reporting Period:*** **1/1/2011 - 5/31/11**

Dept	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Water	1,484,255.00	174,839.84	1,392,009.00	204,088.93	1,538,587.00	228,975.48
Sewer	1,274,244.00	306,982.94	1,145,706.00	264,274.35	1,132,657.00	261,801.53
Priority Street Lighting	187,328.00	55,726.91	174,532.00	41,585.81	152,117.00	47,672.62
Recycling	324,392.00	126,733.29	314,661.00	129,279.95	334,042.00	129,924.69
Storm Water	395,927.00	48,153.17	391,477.00	53,512.72	408,237.00	66,605.68

PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

ENTERPRISE FUND -- 9601 WATER UTILITY *Reporting Period:* **1/1/2011 - 5/31/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	1,579,812.00	218,487.07	1,566,072.00	193,276.00	1,384,832.00	203,386.73
Charges for Services	28,000.00	11,217.00	32,422.00	18,116.00	33,500.00	12,995.00
Taxes	32,263.00	-	83,388.00	-	-	-
Business Licenses/Permits	-	-	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	-
Local Intergovernmental	-	-	-	-	-	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	8,855.72	-	(32,530.73)	-	2,423.71
Interest	220,000.00	-	220,000.00	-	250,000.00	35,988.73
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	1,860,075.00	238,559.79	1,901,882.00	178,861.27	1,668,332.00	254,794.17
EXPENSES						
Personal Services	239,660.00	85,893.23	247,086.00	78,560.55	251,732.00	72,993.09
Supplies	346,500.00	42,575.84	307,540.00	80,449.58	396,000.00	84,656.76
Other Services & Charges	217,435.00	46,370.77	204,723.00	45,078.80	213,195.00	41,325.63
Transfers out	33,000.00	-	32,000.00	-	30,000.00	30,000.00
Capital Outlay	-	-	-	-	-	-
Depreciation	647,660.00	-	600,660.00	-	647,660.00	-
TOTAL EXPENSES	1,484,255.00	174,839.84	1,392,009.00	204,088.93	1,538,587.00	228,975.48
EXCESS OF REVENUES OVER/UNDER EXPENSES	375,820.00	63,719.95	509,873.00	(25,227.66)	129,745.00	25,818.69

PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

ENTERPRISE FUND -- 9602 SEWER UTILITY *Reporting Period:* **1/1/2011 - 5/31/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	1,224,435.00	317,416.92	1,240,820.00	303,302.60	1,145,885.00	279,711.27
Charges for Services	1,000.00	578.50	2,077.00	1,279.00	2,000.00	180.00
Taxes	19,395.00	-	50,000.00	-	-	-
Business Licenses/Permits	-	-	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	-
Local Intergovernmental	-	-	-	-	-	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	142.89	-	(32,922.80)	-	564.27
Interest	80,000.00	-	80,000.00	-	100,000.00	-
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	1,324,830.00	318,138.31	1,372,897.00	271,658.80	1,247,885.00	280,455.54
EXPENSES						
Personal Services	121,530.00	5,492.06	53,295.00	8,870.61	92,281.00	8,979.24
Supplies	11,700.00	1,422.68	12,630.00	6,792.46	6,250.00	1,775.44
Other Services & Charges	616,580.00	300,068.20	596,347.00	248,611.28	552,692.00	227,046.85
Transfers out	27,000.00	-	26,000.00	-	24,000.00	24,000.00
Capital Outlay	-	-	-	-	-	-
Depreciation	497,434.00	-	457,434.00	-	457,434.00	-
TOTAL EXPENSES	1,274,244.00	306,982.94	1,145,706.00	264,274.35	1,132,657.00	261,801.53
EXCESS OF REVENUES OVER/UNDER EXPENSES	50,586.00	11,155.37	227,191.00	7,384.45	115,228.00	18,654.01

PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

ENTERPRISE FUND -- 9603 STREET LIGHTING UTILITY *Reporting Period:* **1/1/2011 - 5/31/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	171,678.00	44,352.41	179,272.00	43,533.66	169,710.00	40,481.28
Charges for Services	-	-	-	-	-	-
Taxes	-	-	-	-	-	-
Business Licenses/Permits	-	-	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	-
Local Intergovernmental	-	-	-	-	-	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-
Interest	20,000.00	-	20,000.00	-	22,000.00	-
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	191,678.00	44,352.41	199,272.00	43,533.66	191,710.00	40,481.28
EXPENSES						
Personal Services	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Other Services & Charges	134,328.00	55,726.91	127,453.00	41,585.81	106,545.00	35,672.62
Transfers out	13,000.00	-	12,500.00	-	12,000.00	12,000.00
Capital Outlay	-	-	-	-	-	-
Depreciation	40,000.00	-	34,579.00	-	33,572.00	-
TOTAL EXPENSES	187,328.00	55,726.91	174,532.00	41,585.81	152,117.00	47,672.62
EXCESS OF REVENUES OVER/UNDER EXPENSES	4,350.00	(11,374.50)	24,740.00	1,947.85	39,593.00	(7,191.34)

PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

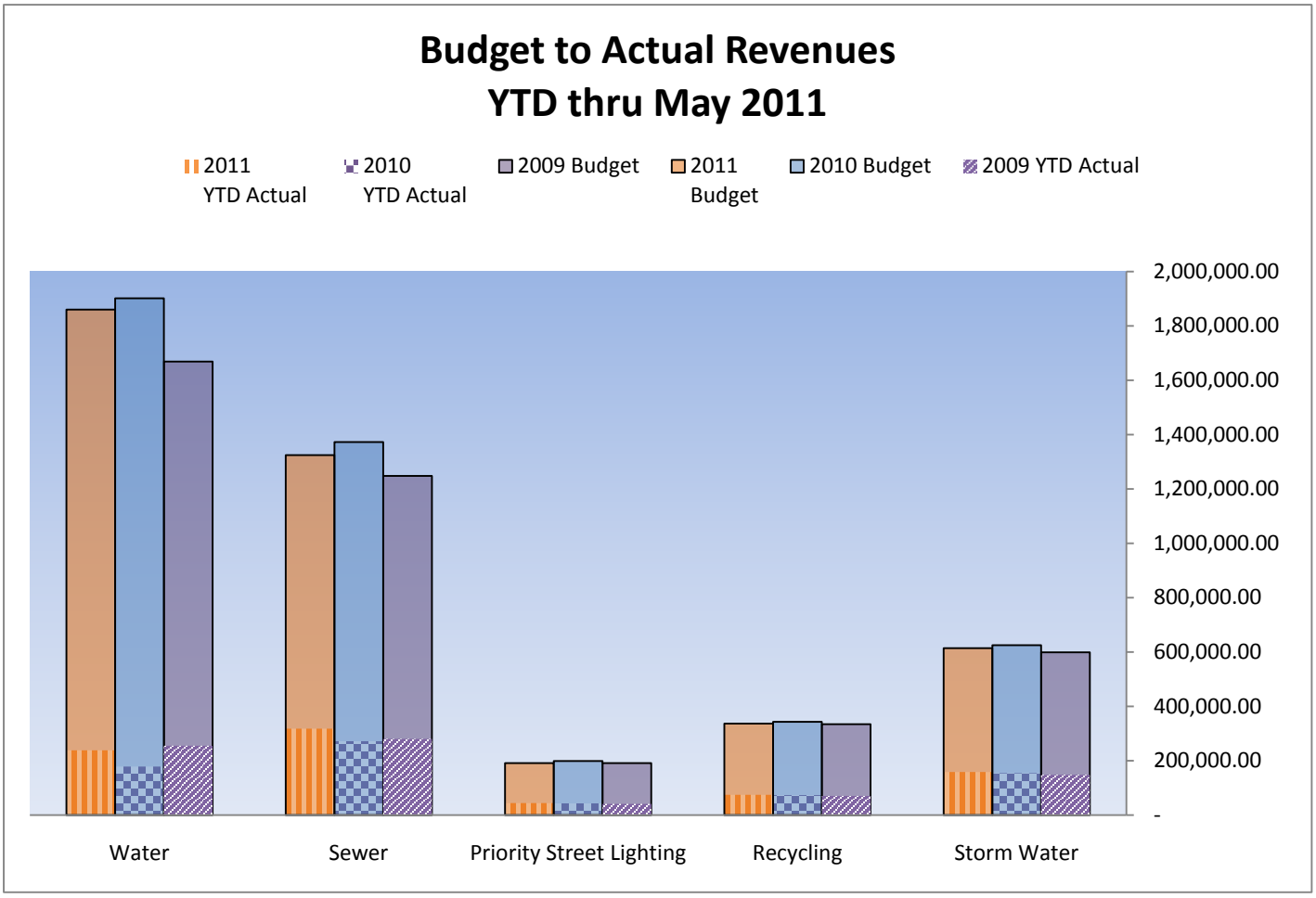
ENTERPRISE FUND -- 9604 RECYCLING UTILITY *Reporting Period:* **1/1/2011 - 5/31/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	285,600.00	73,686.22	293,368.00	72,906.31	285,600.00	70,532.31
Charges for Services	-	-	-	-	-	-
Taxes	-	-	-	-	-	-
Business Licenses/Permits	-	-	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	-
Local Intergovernmental	50,279.00	-	49,873.00	-	48,145.00	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	614.95	-	1,067.60	-	120.00
Interest	200.00	-	200.00	-	500.00	-
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	336,079.00	74,301.17	343,441.00	73,973.91	334,245.00	70,652.31
EXPENSES						
Personal Services	5,992.00	2,291.10	6,764.00	2,705.01	5,992.00	3,356.48
Supplies	10,000.00	2,169.98	7,690.00	3,992.38	10,000.00	2,217.97
Other Services & Charges	300,400.00	122,272.21	293,207.00	122,582.56	311,250.00	117,550.24
Transfers out	8,000.00	-	7,000.00	-	6,800.00	6,800.00
Capital Outlay	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
TOTAL EXPENSES	324,392.00	126,733.29	314,661.00	129,279.95	334,042.00	129,924.69
EXCESS OF REVENUES OVER/UNDER EXPENSES	11,687.00	(52,432.12)	28,780.00	(55,306.04)	203.00	(59,272.38)

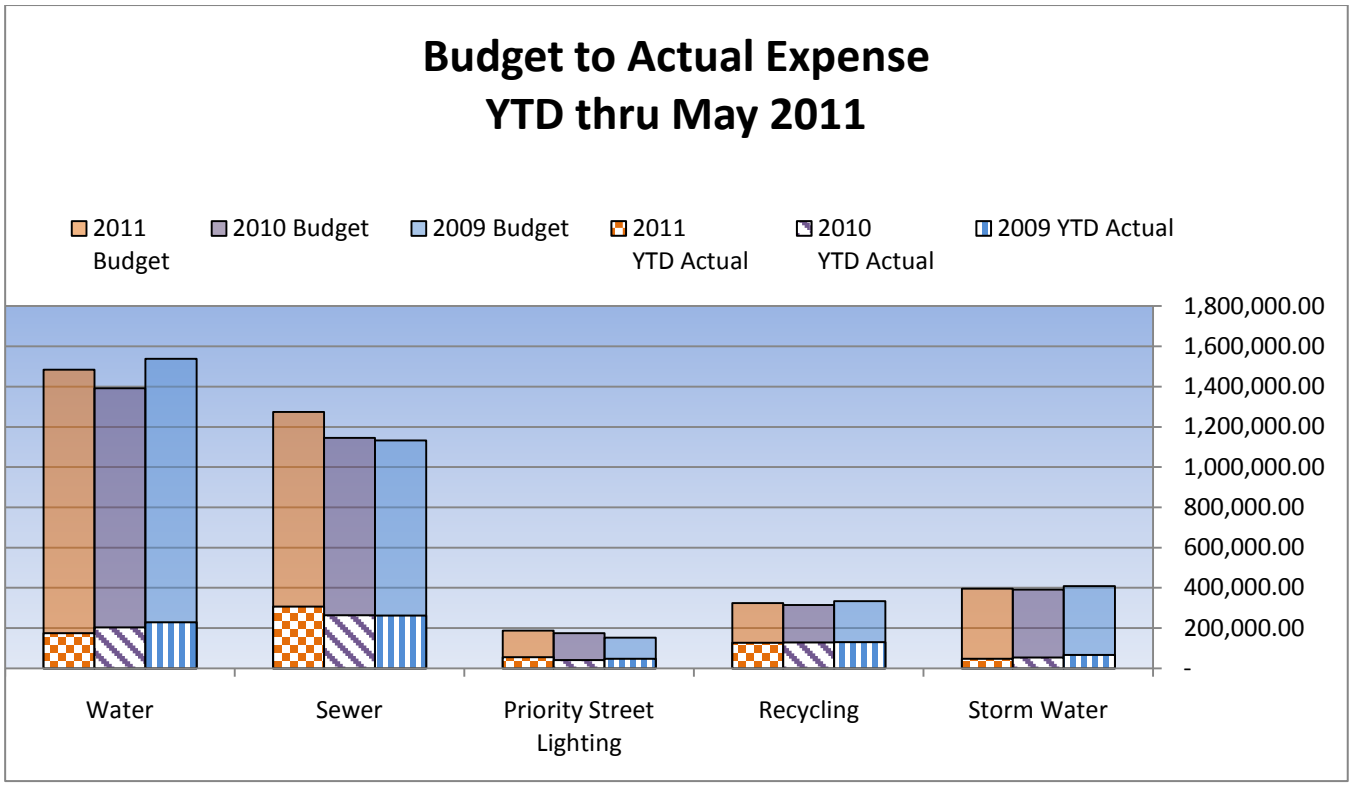
PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

ENTERPRISE FUND -- 9605 STORM WATER UTILITY *Reporting Period:* **1/1/2011 - 5/31/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	606,184.00	158,814.71	617,367.00	154,693.36	588,671.00	147,970.82
Charges for Services	-	-	-	-	-	-
Taxes	-	-	-	-	-	-
Business Licenses/Permits	-	-	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	-
Local Intergovernmental	-	-	-	-	-	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	284.40
Interest	8,000.00	-	8,000.00	-	10,000.00	-
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	614,184.00	158,814.71	625,367.00	154,693.36	598,671.00	148,255.22
EXPENSES						
Personal Services	70,231.00	14,302.25	68,630.00	10,471.47	69,008.00	20,404.43
Supplies	22,500.00	5,196.40	32,890.00	19,097.30	21,600.00	6,826.82
Other Services & Charges	51,420.00	28,654.52	43,957.00	23,943.95	58,315.00	20,374.43
Transfers out	22,000.00	-	21,000.00	-	19,000.00	19,000.00
Capital Outlay	-	-	-	-	-	-
Depreciation	229,776.00	-	225,000.00	-	240,314.00	-
TOTAL EXPENSES	395,927.00	48,153.17	391,477.00	53,512.72	408,237.00	66,605.68
EXCESS OF REVENUES OVER/UNDER EXPENSES	218,257.00	110,661.54	233,890.00	101,180.64	190,434.00	81,649.54



	Water	Sewer	Priority Street Lighting	Recycling	Storm Water
2011 Budget	1,860,075	1,324,830	191,678	336,079	614,184
2011 YTD Actual	238,560	318,138	44,352	74,301	158,815
2011 YTD % of Budget	12.83%	24.01%	23.14%	22.11%	25.86%
2010 Budget	1,901,882	1,372,897	199,272	343,441	625,367
2010 YTD Actual	178,861	271,659	43,534	73,974	154,693
2010 YTD % of Budget	9.40%	19.79%	21.85%	21.54%	24.74%
2009 Budget	1,668,332	1,247,885	191,710	334,245	598,671
2009 YTD Actual	254,794	280,456	40,481	70,652	148,255
2009 YTD % of Budget	15.27%	22.47%	21.12%	21.14%	24.76%



	Water	Sewer	Priority Street Lighting	Recycling	Storm Water
2011 Budget	1,484,255	1,274,244	187,328	324,392	395,927
2011 YTD Actual	174,840	306,983	55,727	126,733	48,153
2011 YTD % of Budg	11.78%	24.09%	29.75%	39.07%	12.16%
2010 Budget	1,392,009	1,145,706	174,532	314,661	391,477
2010 YTD Actual	204,089	264,274	41,586	129,280	53,513
2010 YTD % of Budg	14.66%	23.07%	23.83%	41.09%	13.67%
2009 Budget	1,538,587	1,132,657	152,117	334,042	408,237
2009 YTD Actual	228,975	261,802	47,673	129,925	66,606
2009 YTD % of Budg	14.88%	23.11%	31.34%	38.89%	16.32%

CC Regular Session **5. 2.**

Meeting Date: 08/23/2011

By: Diana Lund, Finance

Title:

Receive June 2011 Financial Reports - General Fund and Enterprise Funds

Background:

Brief summary of actual revenues and expenditures to date in comparison to adopted budget for the funds of: General, Water, Sewer, Street Lighting, Recycling and Storm Drainage.

Council Action:

No Action Required. Informational only.

Attachments

June 2011 General Fund Financial Report - Budget to Actual

June 2011 Enterprise Funds - Budget Compared to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/11/2011 03:44 PM

Form Started By: Diana Lund Started On: 08/09/2011 12:07 PM

Final Approval Date: 08/11/2011

CITY OF RAMSEY

Period Summary - General Fund

Reporting Period: **1/1/2011 - 06/30/2011**

Expenditures By Dept Head	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Com Dev	557,272	228,221	597,419	266,269	824,350	416,340
Fire	749,783	308,486	748,713	323,673	764,766	319,704
Finance	471,420	207,049	518,175	211,567	511,814	315,882
Admin	1,344,287	696,813	1,488,890	687,211	1,512,148	678,355
Public Works	2,711,681	1,007,264	2,669,548	988,036	2,718,718	995,315
Police	2,919,369	1,286,746	2,863,561	1,238,997	2,772,287	1,200,326
Council	141,156	72,306	144,236	61,703	166,360	72,847
Legal	117,000	50,089	122,000	51,070	131,000	40,559
Transfers out	-	-	-	-	-	-
Debt Service	260,934	-	252,647	-	37,724	37,724
Contingency	33,898	-	68,002	-	93,792	-
	9,306,800	3,856,973	9,473,191	3,828,526	9,532,959	4,077,053
	-	0	-	(0)	-	0

Revenue	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Taxes	7,037,127	-	7,034,194	-	7,532,034	-
Business Licenses/Permits	71,200	61,418	69,500	59,449	78,000	62,187
Non-Business Licenses/Permits	367,532	161,079	330,750	169,035	398,400	133,051
Federal Intergovernmental	6,000	-	6,000	-	6,000	358
State Intergovernmental	299,300	138,500	277,100	70,000	277,100	70,000
Local Intergovernmental	-	2,650	-	20	-	9
Charges for Services	823,875	168,222	700,451	174,906	785,588	106,241
Fines and Forfeits	112,500	49,358	120,000	36,991	120,000	51,081
Miscellaneous	19,000	17,667	45,000	5,720	2,000	7,307
Interest	100,000	-	150,000	-	240,000	-
Transfers in	612,866	-	965,046	-	257,687	398,620
	9,449,400	598,895	9,698,041	516,123	9,696,809	828,854

CITY OF RAMSEY

Period Summary - General Fund

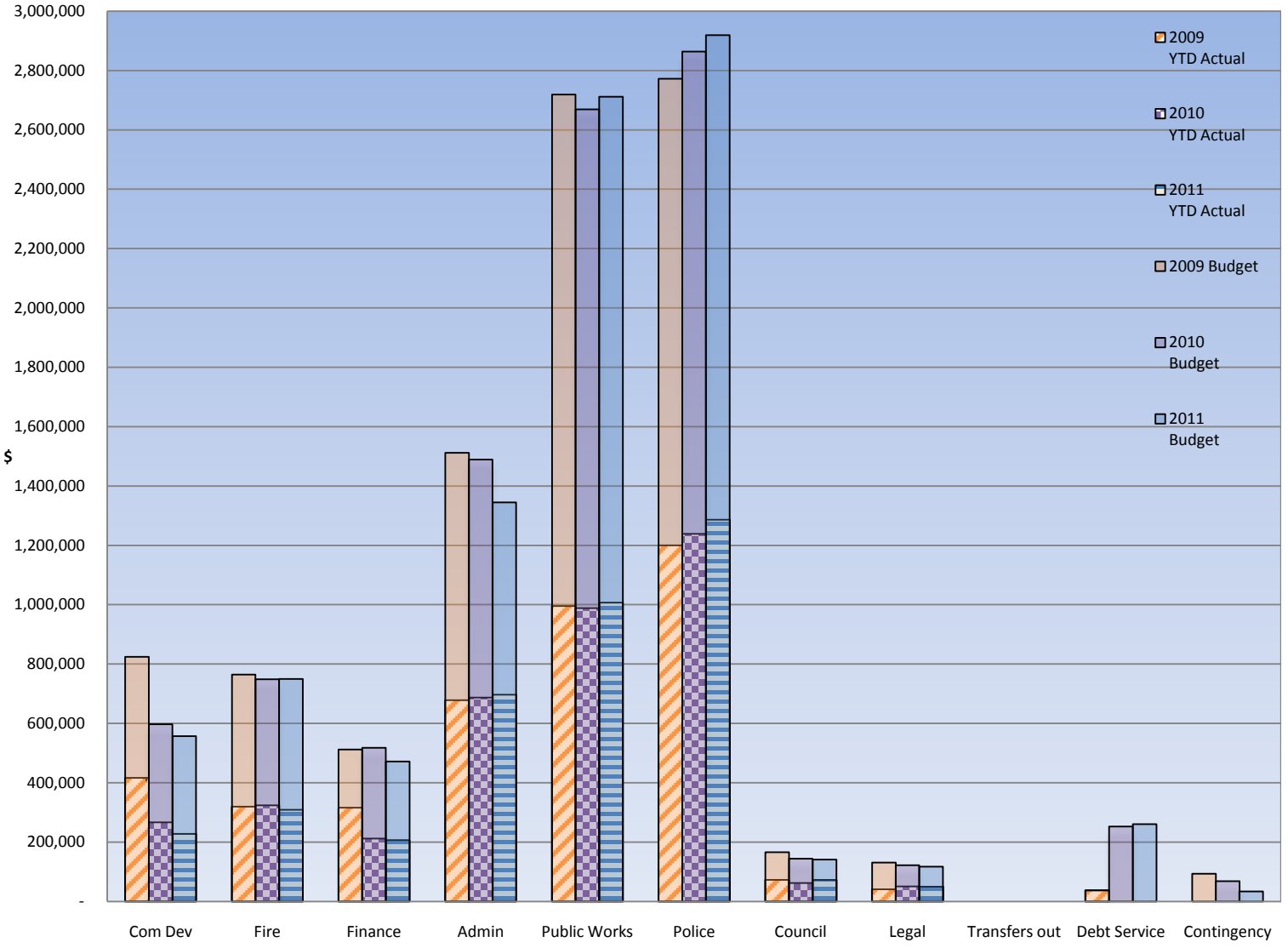
Reporting Period: **1/1/2011 - 06/30/2011**

Capital Outlay	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Com Dev	-	-	-	-	-	-
Fire	32,000	-	10,800	8,490	31,600	32,427
Finance	-	-	-	-	-	-
Admin	16,000	-	33,000	9,500	17,400	16,681
Public Works	-	-	87,200	58,713	21,000	20,865
Police	94,600	73,551	93,850	83,550	93,850	78,426
Council	-	-	-	-	-	-
Legal	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Contingency	-	-	-	-	-	-
	142,600	73,551	224,850	160,252	163,850	148,399
	-	-	-	-	-	-

Expenditures	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Personal Services	6,275,744	2,968,406	6,559,765	3,042,697	6,643,206	3,163,464
Supplies	724,837	359,491	710,972	294,917	749,309	299,223
Other Services & Charges	2,045,285	529,076	1,949,807	490,912	2,102,720	576,642
Transfers out	-	-	-	-	-	-
Debt Service	260,934	-	252,647	-	37,724	37,724
	9,306,800	3,856,973	9,473,191	3,828,526	9,532,959	4,077,053
	142,600	(3,258,078)	224,850	(3,312,404)	163,850	(3,248,199)
Revenue	(9,449,400)	(598,895)	(9,698,041)	(516,123)	(9,696,809)	(828,854)
Expenses	9,449,400	3,930,523	9,698,041	3,988,779	9,696,809	4,225,452

CITY OF RAMSEY

Budget to Actual Expenditures by Department
YTD thru June 2011

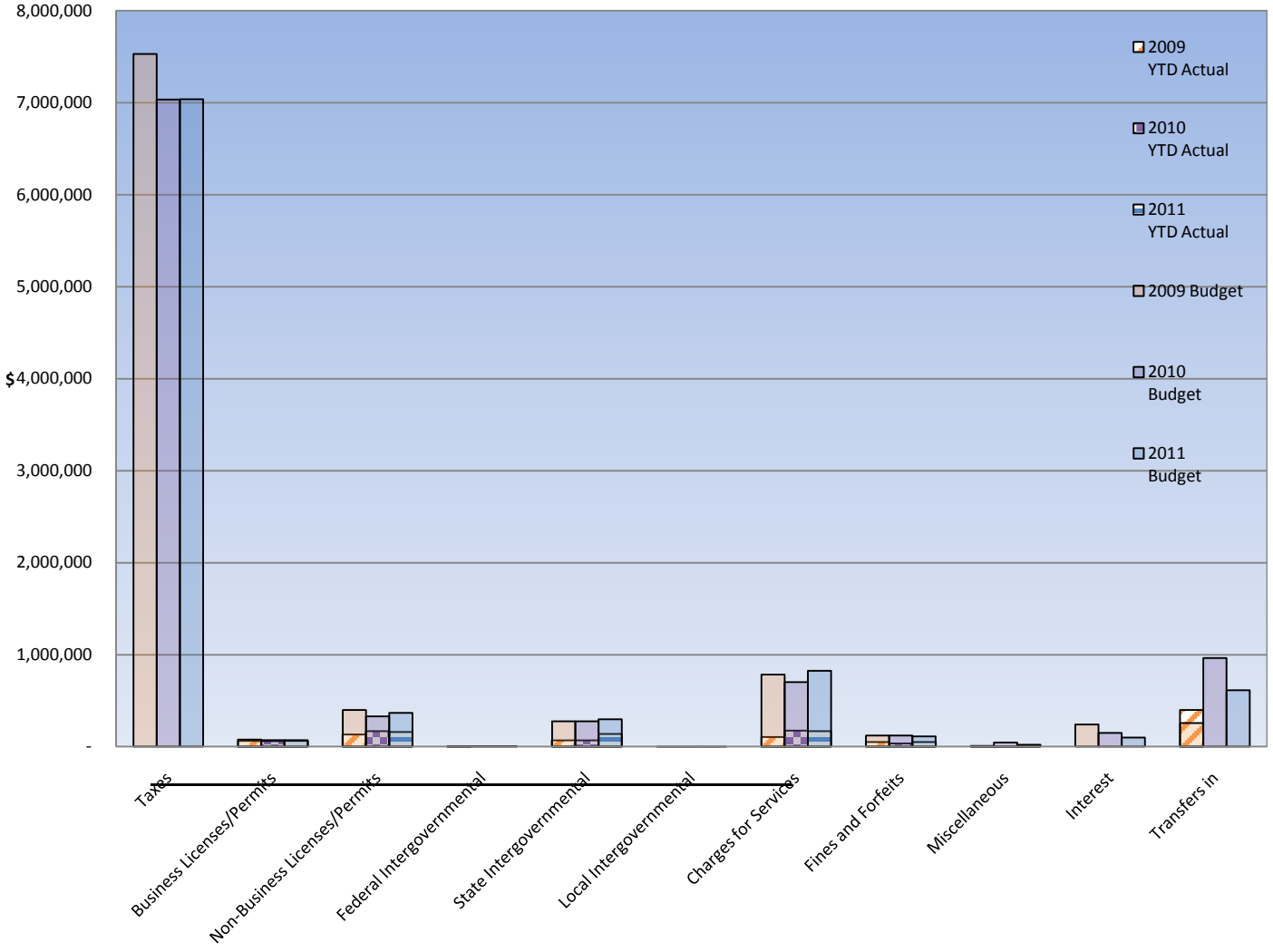


	Com Dev	Fire	Finance	Admin	Public Works	Police	Council	Legal	Transfers out	Debt Service	Contingency	Total
2011 Budget	557,272	749,783	471,420	1,344,287	2,711,681	2,919,369	141,156	117,000	-	260,934	33,898	9,306,800
2011 YTD Actual	228,221	308,486	207,049	696,813	1,007,264	1,286,746	72,306	50,089	-	-	-	3,856,973
2010 Budget	597,419	748,713	518,175	1,488,890	2,669,548	2,863,561	144,236	122,000	-	252,647	68,002	9,473,191
2010 YTD Actual	266,269	323,673	211,567	687,211	988,036	1,238,997	61,703	51,070	-	-	-	3,828,526
2009 Budget	824,350	764,766	511,814	1,512,148	2,718,718	2,772,287	166,360	131,000	-	37,724	93,792	9,532,959
2009 YTD Actual	416,340	319,704	315,882	678,355	995,315	1,200,326	72,847	40,559	-	37,724	-	4,077,053
2011 YTD % of Budget	40.95%	41.14%	43.92%	51.84%	37.15%	44.08%	51.22%	42.81%	#DIV/0!	0.00%	0.00%	41.44%

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY

Budget to Actual Revenues
YTD thru June 2011

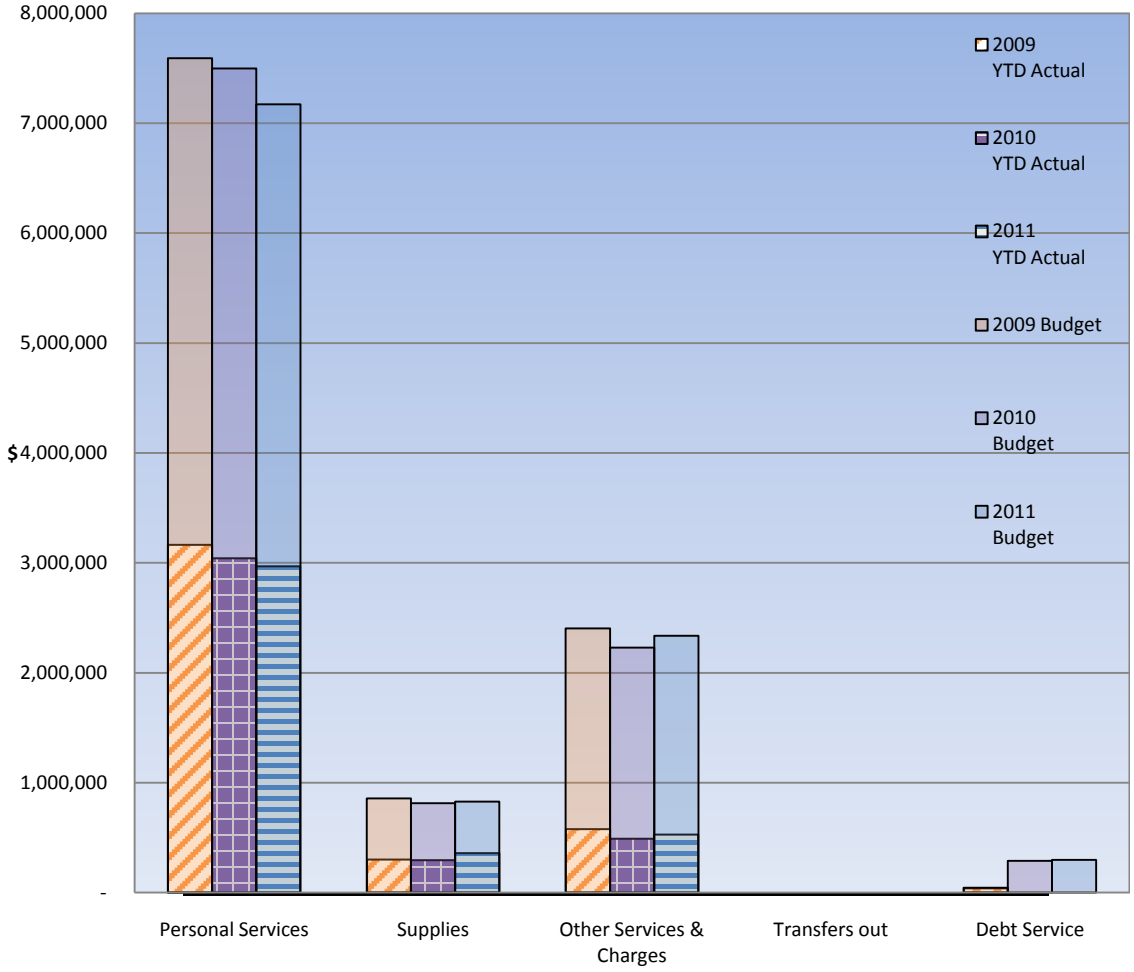


	Taxes	Business Licenses/ Permits	Non-Business Licenses/ Permits	Federal Intergovern-mental	State Intergovern-mental	Local Intergovern-mental	Charges for Services	Fines and Forfeits	Misc.	Interest	Transfers in	Total
2011 Budget	7,037,127	71,200	367,532	6,000	299,300	-	823,875	112,500	19,000	100,000	612,866	9,449,400
2011 YTD Actual	-	61,418	161,079	-	138,500	2,650	168,222	49,358	17,667	-	-	598,895
2010 Budget	7,034,194	69,500	330,750	6,000	277,100	-	700,451	120,000	45,000	150,000	965,046	9,698,041
2010 YTD Actual	-	59,449	169,035	-	70,000	20	174,906	36,991	5,720	-	-	516,123
2009 Budget	7,532,034	78,000	398,400	6,000	277,100	-	785,588	120,000	2,000	240,000	257,687	9,696,809
2009 YTD Actual	-	62,187	133,051	358	70,000	9	106,241	51,081	7,307	-	398,620	828,854
2011 YTD % of Budget	0.00%	86.26%	43.83%	0.00%	46.27%	#DIV/0!	20.42%	43.87%	92.99%	0.00%	0.00%	6.34%

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY

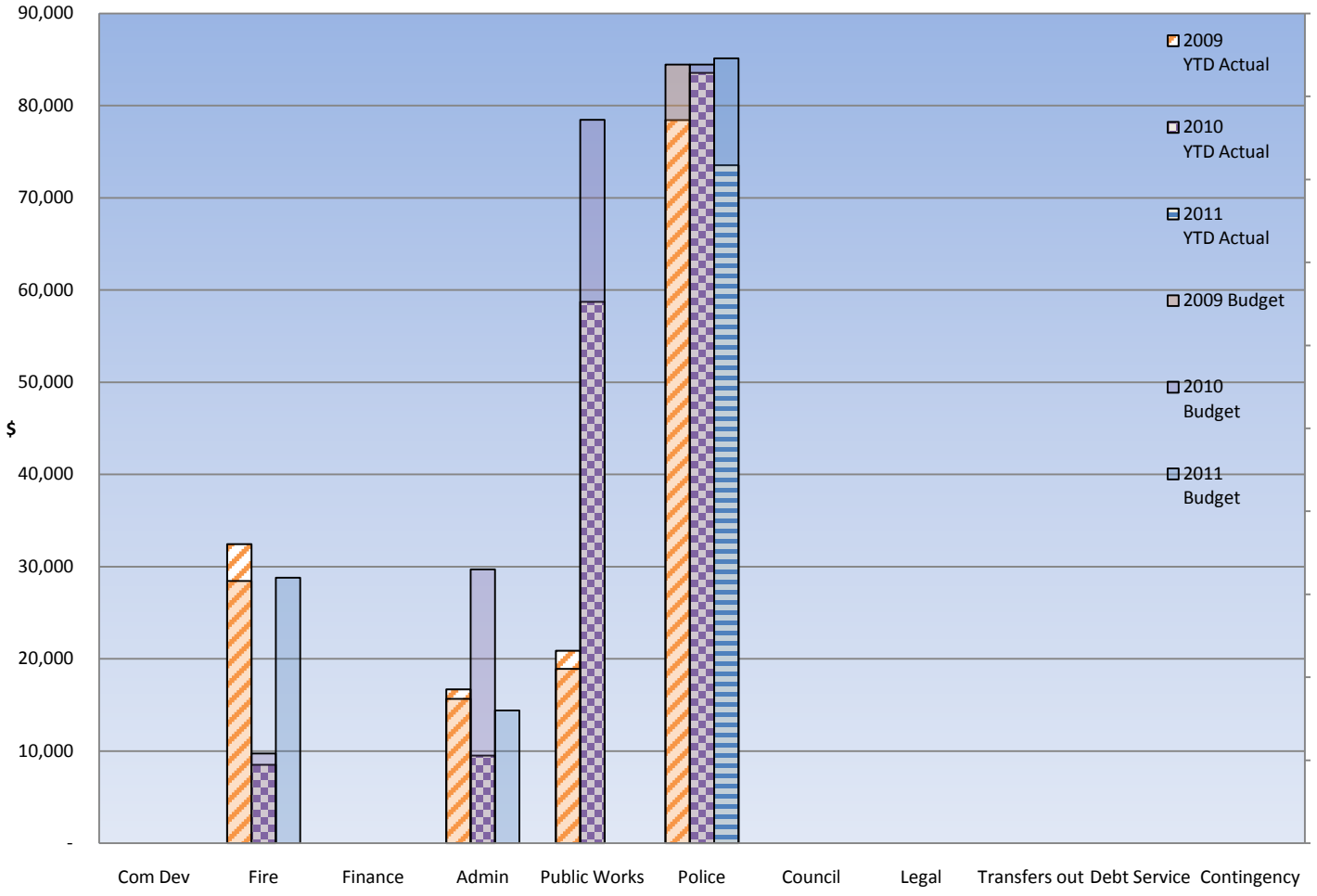
Budget to Actual Expenditures by Category
YTD thru June 2011



	Personal Services	Supplies	Other Services & Charges	Transfers out	Debt Service	Total
2011 Budget	6,275,744	724,837	2,045,285	-	260,934	9,306,800
2011 YTD Actual	2,968,406	359,491	529,076	-	-	3,856,973
2010 Budget	6,559,765	710,972	1,949,807	-	252,647	9,473,191
2010 YTD Actual	3,042,697	294,917	490,912	-	-	3,828,526
2009 Budget	6,643,206	749,309	2,102,720	-	37,724	9,532,959
2009 YTD Actual	3,163,464	299,223	576,642	-	37,724	4,077,053
2011 YTD % of Budget	47.30%	49.60%	25.87%	#DIV/0!	0.00%	41.44%

CITY OF RAMSEY

Budget to Actual Capital Outlay
YTD thru June 2011



	Com Dev	Fire	Finance	Admin	Public Works	Police	Council	Legal	Transfers out	Debt Service	Contingency	Total
2011 Budget	-	32,000	-	16,000	-	94,600	-	-	-	-	-	142,600
2011 YTD Actual	-	-	-	-	-	73,551	-	-	-	-	-	73,551
2010 Budget	-	10,800	-	33,000	87,200	93,850	-	-	-	-	-	224,850
2010 YTD Actual	-	8,490	-	9,500	58,713	83,550	-	-	-	-	-	160,252
2009 Budget	-	31,600	-	17,400	21,000	93,850	-	-	-	-	-	163,850
2009 YTD Actual	-	32,427	-	16,681	20,865	78,426	-	-	-	-	-	148,399
2011 YTD % of Budget	#DIV/0!	0.00%	#DIV/0!	0.00%	#DIV/0!	77.75%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	51.58%

PREPARED BY: FINANCE DEPARTMENT

PERIOD SUMMARY BY DEPARTMENT
ENTERPRISE FUND

Net Revenue (Loss) for Period — ***Reporting Period:*** **1/1/2011 - 6/30/11**

Dept	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Water	375,820.00	471,933.61	509,873.00	(66,152.06)	129,745.00	8,336.52
Sewer	50,586.00	277,984.10	227,191.00	(44,991.22)	115,228.00	(33,135.00)
Priority Street Lighting	4,350.00	23,156.20	24,740.00	(7,205.76)	39,593.00	(28,279.79)
Recycling	11,687.00	(3,442.75)	28,780.00	(79,730.59)	203.00	(82,677.11)
Storm Water	218,257.00	261,890.53	233,890.00	97,353.67	190,434.00	77,907.20

REVENUE SUMMARY - BY FUND — ***Reporting Period:*** **1/1/2011 - 6/30/11**

Dept	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Water	1,860,075.00	725,913.50	1,901,882.00	181,774.27	1,668,332.00	268,292.65
Sewer	1,324,830.00	641,285.75	1,372,897.00	271,781.02	1,247,885.00	280,639.33
Priority Street Lighting	191,678.00	88,724.89	199,272.00	43,533.66	191,710.00	40,481.28
Recycling	336,079.00	147,969.68	343,441.00	73,973.91	334,245.00	70,652.31
Storm Water	614,184.00	316,012.22	625,367.00	154,693.36	598,671.00	148,255.22

EXPENSE SUMMARY - BY FUND — ***Reporting Period:*** **1/1/2011 - 6/30/11**

Dept	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
Water	1,484,255.00	253,979.89	1,392,009.00	247,926.33	1,538,587.00	259,956.13
Sewer	1,274,244.00	363,301.65	1,145,706.00	316,772.24	1,132,657.00	313,774.33
Priority Street Lighting	187,328.00	65,568.69	174,532.00	50,739.42	152,117.00	68,761.07
Recycling	324,392.00	151,412.43	314,661.00	153,704.50	334,042.00	153,329.42
Storm Water	395,927.00	54,121.69	391,477.00	57,339.69	408,237.00	70,348.02

PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

ENTERPRISE FUND -- 9601 WATER UTILITY *Reporting Period:* **1/1/2011 - 6/30/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	1,579,812.00	702,756.39	1,566,072.00	193,326.00	1,384,832.00	202,994.65
Charges for Services	28,000.00	13,312.00	32,422.00	21,021.00	33,500.00	15,070.00
Taxes	32,263.00	-	83,388.00	-	-	-
Business Licenses/Permits	-	(78.02)	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	11,815.56
Local Intergovernmental	-	-	-	-	-	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	9,923.13	-	(32,572.73)	-	2,423.71
Interest	220,000.00	-	220,000.00	-	250,000.00	35,988.73
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	1,860,075.00	725,913.50	1,901,882.00	181,774.27	1,668,332.00	268,292.65
EXPENSES						
Personal Services	239,660.00	100,947.97	247,086.00	93,357.51	251,732.00	87,133.11
Supplies	346,500.00	88,626.15	307,540.00	97,842.12	396,000.00	94,170.70
Other Services & Charges	217,435.00	64,405.77	204,723.00	56,726.70	213,195.00	48,652.32
Transfers out	33,000.00	-	32,000.00	-	30,000.00	30,000.00
Capital Outlay	-	-	-	-	-	-
Depreciation	647,660.00	-	600,660.00	-	647,660.00	-
TOTAL EXPENSES	1,484,255.00	253,979.89	1,392,009.00	247,926.33	1,538,587.00	259,956.13
EXCESS OF REVENUES OVER/UNDER EXPENSES	375,820.00	471,933.61	509,873.00	(66,152.06)	129,745.00	8,336.52

PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

ENTERPRISE FUND -- 9602 SEWER UTILITY *Reporting Period:* **1/1/2011 - 6/30/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	1,224,435.00	640,546.33	1,240,820.00	303,302.60	1,145,885.00	279,711.27
Charges for Services	1,000.00	578.50	2,077.00	1,342.00	2,000.00	260.00
Taxes	19,395.00	-	50,000.00	-	-	-
Business Licenses/Permits	-	-	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	-
Local Intergovernmental	-	-	-	-	-	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	160.92	-	(32,863.58)	-	668.06
Interest	80,000.00	-	80,000.00	-	100,000.00	-
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	1,324,830.00	641,285.75	1,372,897.00	271,781.02	1,247,885.00	280,639.33
EXPENSES						
Personal Services	121,530.00	10,247.18	53,295.00	12,637.47	92,281.00	15,582.55
Supplies	11,700.00	3,403.12	12,630.00	8,414.52	6,250.00	2,454.15
Other Services & Charges	616,580.00	349,651.35	596,347.00	295,720.25	552,692.00	271,737.63
Transfers out	27,000.00	-	26,000.00	-	24,000.00	24,000.00
Capital Outlay	-	-	-	-	-	-
Depreciation	497,434.00	-	457,434.00	-	457,434.00	-
TOTAL EXPENSES	1,274,244.00	363,301.65	1,145,706.00	316,772.24	1,132,657.00	313,774.33
EXCESS OF REVENUES OVER/UNDER EXPENSES	50,586.00	277,984.10	227,191.00	(44,991.22)	115,228.00	(33,135.00)

PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

ENTERPRISE FUND -- 9603 STREET LIGHTING UTILITY *Reporting Period:* **1/1/2011 - 6/30/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	171,678.00	88,724.89	179,272.00	43,533.66	169,710.00	40,481.28
Charges for Services	-	-	-	-	-	-
Taxes	-	-	-	-	-	-
Business Licenses/Permits	-	-	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	-
Local Intergovernmental	-	-	-	-	-	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-
Interest	20,000.00	-	20,000.00	-	22,000.00	-
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	191,678.00	88,724.89	199,272.00	43,533.66	191,710.00	40,481.28
EXPENSES						
Personal Services	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Other Services & Charges	134,328.00	65,568.69	127,453.00	50,739.42	106,545.00	56,761.07
Transfers out	13,000.00	-	12,500.00	-	12,000.00	12,000.00
Capital Outlay	-	-	-	-	-	-
Depreciation	40,000.00	-	34,579.00	-	33,572.00	-
TOTAL EXPENSES	187,328.00	65,568.69	174,532.00	50,739.42	152,117.00	68,761.07
EXCESS OF REVENUES OVER/UNDER EXPENSES	4,350.00	23,156.20	24,740.00	(7,205.76)	39,593.00	(28,279.79)

PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

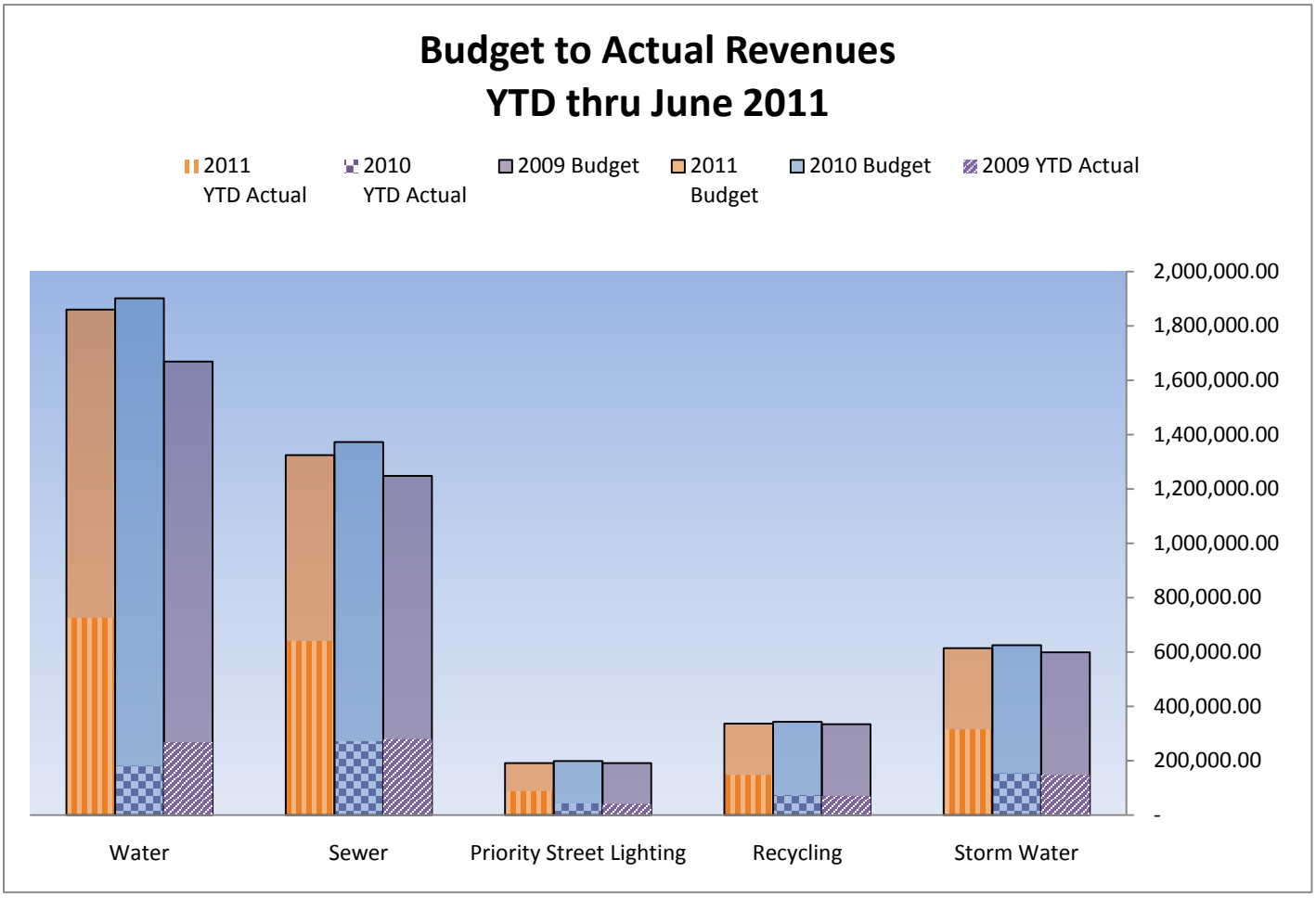
ENTERPRISE FUND -- 9604 RECYCLING UTILITY *Reporting Period:* **1/1/2011 - 6/30/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	285,600.00	147,354.73	293,368.00	72,906.31	285,600.00	70,532.31
Charges for Services	-	-	-	-	-	-
Taxes	-	-	-	-	-	-
Business Licenses/Permits	-	-	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	-
Local Intergovernmental	50,279.00	-	49,873.00	-	48,145.00	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	614.95	-	1,067.60	-	120.00
Interest	200.00	-	200.00	-	500.00	-
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	336,079.00	147,969.68	343,441.00	73,973.91	334,245.00	70,652.31
EXPENSES						
Personal Services	5,992.00	2,359.18	6,764.00	3,071.74	5,992.00	3,489.42
Supplies	10,000.00	2,987.15	7,690.00	4,411.38	10,000.00	2,447.72
Other Services & Charges	300,400.00	146,066.10	293,207.00	146,221.38	311,250.00	140,592.28
Transfers out	8,000.00	-	7,000.00	-	6,800.00	6,800.00
Capital Outlay	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
TOTAL EXPENSES	324,392.00	151,412.43	314,661.00	153,704.50	334,042.00	153,329.42
EXCESS OF REVENUES OVER/UNDER EXPENSES	11,687.00	(3,442.75)	28,780.00	(79,730.59)	203.00	(82,677.11)

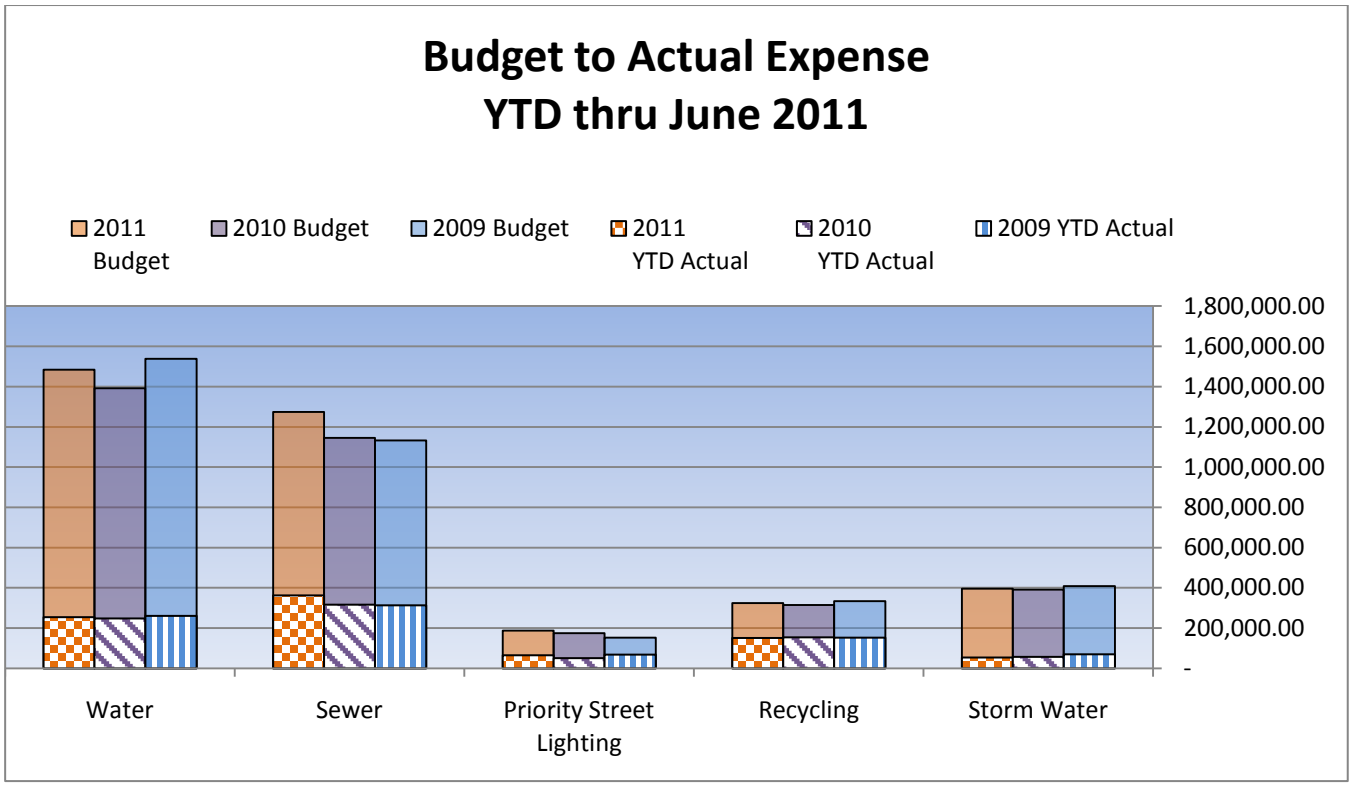
PERIOD DETAIL BY DEPARTMENT
ENTERPRISE FUND

ENTERPRISE FUND -- 9605 STORM WATER UTILITY *Reporting Period:* **1/1/2011 - 6/30/11**

Description	2011 Budget	2011 YTD Actual	2010 Budget	2010 YTD Actual	2009 Budget	2009 YTD Actual
REVENUE						
Fund Revenue/Penalties	606,184.00	316,012.22	617,367.00	154,693.36	588,671.00	147,970.82
Charges for Services	-	-	-	-	-	-
Taxes	-	-	-	-	-	-
Business Licenses/Permits	-	-	-	-	-	-
Non-Business Licenses/Permits	-	-	-	-	-	-
Federal Intergovernmental	-	-	-	-	-	-
State Intergovernmental	-	-	-	-	-	-
Local Intergovernmental	-	-	-	-	-	-
Fines and Forfeits	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	284.40
Interest	8,000.00	-	8,000.00	-	10,000.00	-
Transfers in	-	-	-	-	-	-
TOTAL REVENUE	614,184.00	316,012.22	625,367.00	154,693.36	598,671.00	148,255.22
EXPENSES						
Personal Services	70,231.00	16,399.13	68,630.00	13,870.25	69,008.00	22,464.34
Supplies	22,500.00	6,841.08	32,890.00	19,340.40	21,600.00	7,479.52
Other Services & Charges	51,420.00	30,881.48	43,957.00	24,129.04	58,315.00	21,404.16
Transfers out	22,000.00	-	21,000.00	-	19,000.00	19,000.00
Capital Outlay	-	-	-	-	-	-
Depreciation	229,776.00	-	225,000.00	-	240,314.00	-
TOTAL EXPENSES	395,927.00	54,121.69	391,477.00	57,339.69	408,237.00	70,348.02
EXCESS OF REVENUES OVER/UNDER EXPENSES	218,257.00	261,890.53	233,890.00	97,353.67	190,434.00	77,907.20



	Water	Sewer	Priority Street Lighting	Recycling	Storm Water
2011 Budget	1,860,075	1,324,830	191,678	336,079	614,184
2011 YTD Actual	725,914	641,286	88,725	147,970	316,012
2011 YTD % of Budget	39.03%	48.41%	46.29%	44.03%	51.45%
2010 Budget	1,901,882	1,372,897	199,272	343,441	625,367
2010 YTD Actual	181,774	271,781	43,534	73,974	154,693
2010 YTD % of Budget	9.56%	19.80%	21.85%	21.54%	24.74%
2009 Budget	1,668,332	1,247,885	191,710	334,245	598,671
2009 YTD Actual	268,293	280,639	40,481	70,652	148,255
2009 YTD % of Budget	16.08%	22.49%	21.12%	21.14%	24.76%



	Water	Sewer	Priority Street Lighting	Recycling	Storm Water
2011 Budget	1,484,255	1,274,244	187,328	324,392	395,927
2011 YTD Actual	253,980	363,302	65,569	151,412	54,122
2011 YTD % of Budg	17.11%	28.51%	35.00%	46.68%	13.67%
2010 Budget	1,392,009	1,145,706	174,532	314,661	391,477
2010 YTD Actual	247,926	316,772	50,739	153,705	57,340
2010 YTD % of Budg	17.81%	27.65%	29.07%	48.85%	14.65%
2009 Budget	1,538,587	1,132,657	152,117	334,042	408,237
2009 YTD Actual	259,956	313,774	68,761	153,329	70,348
2009 YTD % of Budg	16.90%	27.70%	45.20%	45.90%	17.23%

CC Regular Session **5. 3.**

Meeting Date: 08/23/2011

By: Jo Thieling, Administrative Services

Title:

Approve Council and Council Committee Meeting Minutes

Background:

Meeting minutes are attached for Council approval.

Council Action:

Motion to approve the following meeting minutes:
City Council - Special - May 17, 2011
City Council - Work Session - May 17, 2011
City Council - Work Session - June 7, 2011
City Council - Regular - June 14, 2011
City Council - Work Session - June 28, 2011
City Council - Regular - June 28, 2011
City Council - Regular - July 12, 2011
City Council - Special - July 19, 2011
City Council - Work Session - July 19, 2011
City Council - Work Session - July 26, 2011
City Council - Regular - July 26, 2011

Attachments

CC Special 5/17/11
CC Work Session 5/17/11
CC Work Session 6/7/11
CC Regular 6/14/11
CC Work Session 6/28/11
CC Regular 6/28/11
CC Regular 7/12/11
CC Special 7/19/11
CC Work Session 7/19/11
CC Work Session 7/26/11
CC Regular 7/26/11

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	08/17/2011 04:04 PM

Form Started By: Jo Thieling Started On: 08/17/2011 02:57 PM

Final Approval Date: 08/17/2011

CITY COUNCIL SPECIAL MEETING
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a Special City Council Meeting on Tuesday, May 17, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember David Jeffrey
Councilmember Colin McGlone
Councilmember Jason Tossey
Councilmember Jeffrey Wise

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
City Engineer Tim Himmer
Public Works Director Brian Olson
Economic Development/Marketing Manager Aaron Backman
City Attorney William Goodrich

1. CALL TO ORDER

Mayor Ramsey called the Special City Council meeting to order at 7:18 p.m.

2. CITIZENS INPUT

None.

3. APPROVE AGENDA

The agenda was approved, as submitted.

4. COUNCIL BUSINESS

4.01: Approve Raffle Permit for St. Katharine Drexel

City Administrator Ulrich reviewed the staff report.

Motion by Councilmember Backous, seconded by Councilmember Wise, to authorize staff to approve the raffle permit for St. Katharine Drexel and waive the permit fee.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Wise, Elvig, McGlone, and Tossey. Voting No: None. Abstain: Councilmember Jeffrey.

4.02: Update on Legacy Christian Academy Project

City Engineer Himmer reviewed the staff report and presented an update on the findings from the bid openings.

Mayor Ramsey noted the extension of Bunker Lake Boulevard and Puma Street would benefit more than just this project and questioned whether the neighboring properties would be assessed as well.

City Engineer Himmer explained originally, this was an option that Legacy Academy had. He said they would be, and there was time for adjacent property owners to petition if they wanted.

Senior Planner Gladhill stated if the improvement on the west moves forward, they will be responsible for the upgrades from the road to their site. If they choose to request an all-out petition where an adjacent property will benefit, the assessments could be assessed to that property.

Motion by Councilmember Elvig, seconded by Councilmember Backous, to authorize staff to move forward with the improvements as planned.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, Jeffrey, McGlone, Tossey, and Wise. Voting No: None.

4.03: Request for Waiver of Paving Requirements to Allow a Class V Parking Surface at 7039 Highway 10 NW; Case of RM Golf Carts

Economic Development/Marketing Manager Backman reviewed the staff report.

Motion by Councilmember Elvig, seconded by Councilmember McGlone, to authorize staff to approve the request for a Class V parking surface as noted on the attached site plan; Case of RM Golf Carts, contingent upon obtaining a City-issued Grading Permit.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, McGlone, Backous, Jeffrey, Tossey, and Wise. Voting No: None.

4.04: Contract for Interim Fire Chief Services to City of St. Francis

Fire Chief Kapler reviewed the staff report.

Motion by Councilmember Jeffrey, seconded by Councilmember Wise, to authorize staff to accept the terms of the contract for services with the City of St. Francis.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Jeffrey, Wise, Backous, Elvig, McGlone, and Tossey. Voting No: None.

4.05: Consider Award of Contract for City Project #11-22; Rhinestone Commons Parking Lot Improvements

City Engineer Himmer reviewed the staff report.

Motion by Councilmember Jeffrey, seconded by Councilmember Elvig, to authorize staff to approve Resolution 11-05-093A awarding a contract for City project #11-22; Rhinestone Commons Parking Lot Improvements, to Oman Brothers in the amount of $125,194.61.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Jeffrey, Elvig, Backous, McGlone, Tossey, and Wise. Voting No: None.

COUNCILMEMBER/STAFF INPUT

Ramsey Raceway

City Administrator Ulrich explained the raceway will get their permit on Tuesday, June 21. The City will make sure insurance is in place, and do all it can to get them going as early as possible.

Golf Tournament

Mayor Ramsey noted if any Councilmembers want to play golf in a City-sponsored tournament, they should contact City Administrator Ulrich

Funds from Property

Mayor Ramsey questioned where the funds would go from auctioning off the Holiday station, once the City purchases it.

Public Works Director Olson noted the demolition would cost a little more and the funds would be used to offset the staff time it has used to work on this.

QCTV Taping

Public Works Director Olson pointed out Fire Chief Kapler and Police Chief Way are scheduled to tape a show next week for QCTV.

5. ADJOURNMENT

Motion by Councilmember Wise, seconded by Councilmember Tossey, to adjourn the Special City Council Meeting.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Tossey, Backous, Elvig, Jeffrey, and McGlone. Voting No: None.

The Special City Council Meeting was adjourned at 7:51 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 17, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember David Jeffrey
Councilmember Colin McGlone
Councilmember Jason Tossey
Councilmember Jeffrey Wise

Also Present: City Administrator Kurtis Ulrich
Deputy City Administrator Heidi A. Nelson
Finance Officer Diana Lund
Public Works Director Brian Olson

Fire Chief Dean Kapler
Police Chief James Way

CALL TO ORDER

Mayor Ramsey called the City Council Work Session to order at 7:52 p.m.

APPROVE AGENDA

The agenda was approved as submitted.

COUNCIL TOPICS FOR DISCUSSION

1) Review Long Term Public Opinion Survey

Senior Planner Gladhill reviewed the staff report.

Discussion ensued regarding certain questions about home ownership and City maintenance on sidewalks/trails.

Senior Planner Gladhill explained there will be a press release once the questionnaire is approved.

Consensus was reached to move forward with the release of the survey after the Memorial Day holiday.

FUTURE TOPICS FOR DISCUSSION

1) Review Future Work Session Topics/Calendar

Councilmember Backous requested a discussion take place regarding the ambassador, or official voice, of the Council in lobbying and meetings with other cities. He inquired how members are chosen to represent the HRA and Council, as he had some interest in lobbying.

City Administrator Ulrich explained the number one point of contact is the Mayor. He is the person that would conduct lobbying. If he is unavailable, the hierarchy is/are the person(s) with an interest in the topic is/are offered to participate. Then the persons who are available are asked next. When there is a need for testifying, all these factors are taken into consideration plus the consideration of who has experience in lobbying. He noted if anyone else has an interest to get involved, they should make their interest known.

Councilmember Backous questioned how Councilmembers are chosen to work with the Development Management Team.

Development Manager Lazan responded while he cannot spend billable time calling each member; he is open to other ways to make sure there is consistent communication. He added that some Councilmembers have been working on certain development issues with him since project origination, and it adds consistency to keep working with them. He emphasized there are no negotiations in such meetings; they are for discussion only. He offered to monitor his communication methods and ensure all members get information.

Consensus was reached that each Councilmember and the Mayor will informally notify other members of meetings they are or have been involved in.

MAYOR, COUNCIL AND STAFF INPUT

None

ADJOURNMENT

The Work Session of the City Council was adjourned at 8:41 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Jo Ann M. Thieling
City Clerk

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a work session on Tuesday, June 7, 2011, in the Lake Itasca room at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember Colin McGlone
Councilmember Jason Tossey
Councilmember Jeff Wise
Vacancy

Also Present: City Administrator Kurtis G. Ulrich
Deputy City Administrator Heidi A. Nelson
Director of Public Works Brian Olson
Senior Planner Tim Gladhill
City Engineer Tim Himmer
IT Manager Dean Busch
Parks Supervisor Mark Riverblood
Management/Planning Intern Patrick Brama
Marketing Manager Darren Lazan
Anoka County Commissioner Matt Look

CALL TO ORDER

Mayor Ramsey called the work session to order at 5:32 p.m.

TOPICS FOR DISCUSSION:

2.2 Facebook Updates

Management/Planning Intern Brama stated that staff has been investigating options available for Facebook in an effort to keep communication open with the residents. He noted this was discussed previously with regard to improving communications about Public Works projects, more specifically, the upcoming road maintenance and reconstruction efforts. Mr. Brama presented a PowerPoint talking through the different "pages" of Facebook. He summarized the current structure and discussed the use of pages and events. He proposed the following structure: 1) redirect users to the City's home page; 2) Use events rather than pages; and 3) establish standard disclaimer or uniform language.

Mayor Ramsey stated that it looks good but Mr. Brama should check with other departments on what they want their page(s) to look like.

Councilmember Elvig inquired what we are trying to do. Is it all information that is available – are we trying to market something – trying to direct – trying to coordinate?

Management/Planning Intern Brama responded this will be limited to one-way communication. We ask them to contact the City.

Councilmember McGlone added it would be sending out messages and controlling that message.

Councilmember Backous inquired if the ability to comment has been shut off to which Mr. Brama replied not on the existing Facebook page.

Councilmember Backous stated he would be weary of them visiting this versus our website. This could be used for eye level points but always direct them to the website.

Councilmember Tossey stated he set one up like this for his place of employment.

Deputy City Administrator Nelson stated that we would use it like "In the News" on the City's website – for public hearing notices and more like what's happening. It's another tool to interact with the residents.

Councilmember Backous stated he is leery of getting too many events that we are inviting people to – they will get tired of this too.

Council expressed a consensus to go ahead with this.

Director of Public Works Olson asked if we will have to redirect people to the new page to which Mr. Brama replied yes.

Mr. Lazan stated he would work with Mr. Brama on The COR page.

Mayor Ramsey stated we will let staff take care of this.

2.6 Update on Legacy Christian Academy Project

Deputy City Administrator Nelson noted there were several members of the Legacy Christian Academy present to talk about the Academy project. She noted that a summary was sent out to Council from a meeting regarding the Legacy construction project and the issues they are facing. She stated that the City is proceeding with grading and public improvements, infrastructure, etc. She introduced Michael Altamari, Casey Breen and Mike Hageman. Mr. Breen walked through some slides, talking about the timing of the project. He talked about the vision, promise, etc. plus the number of students and the small space they currently have in Andover. He presented the timing when they started with the plan and met with the Council – looking at an April 1 groundbreaking date. They ran into environmental issues on the land as well as financial issues and added that they have not yet secured the financing. They were told they could not operate the way they intended to finance. He stated we do plan to go at full grading and have a pad

ready to go so when financing is available we are ready to move. He explained the shell is ready to go for bid. He added that they are looking at fundraising and doing a study on tuition.

Councilmember Elvig asked about their original intent for financing.

Discussion ensued relating to the financing/private partnership with Hagemen Holdings. Councilmember Elvig commented that now Legacy is going back for a more conventional type of financing and that's not as appealing.

Mr. Green stated they are working through to get pro forma stronger – and in September, we should be able to start re-approaching banks.

Financing options were talked about. It was stated by Legacy there is a gap in there – we are working through pieces –we need to put this back on a regular pace.

City Administrator Ulrich stated we have a road project with Armstrong and Bunker Lake Boulevards. That project is moving ahead. Our concern is the assessments. Legacy has indicated they will still pay assessments guaranteed on the value of the land. The City Attorney is looking at that with a change in the schedule and we will update the Council. This should not cause any problems with the project in planning a spring groundbreaking.

Councilmember Elvig stated there may be a request for a pass-through bond and wondered if that is still an intention. It still has to go through the bank and he wondered if the City could do something for Legacy.

Mr. Breen stated they have two fund streams but if the City knows of anyone who has a heart for that project, they would be interested. Mr. Ulrich added that our financial advisor was at that meeting as well. Discussion continued about seeing what is a value and a pledge to look for potential partners.

Mayor Ramsey stated that he knows they have done a lot of work but he guesses we will have to wait another year, but added that, at least the project will happen.

Councilmember McGlone commented about the mass grading, etc. and wondered if there could be any construction at all – such as ballfields, etc.

One of the representatives from Legacy stated that we are working through that but he rather doubted it. The key focus is to go forward with the road, etc.; and they do not want to hold that up.

2.4 Consider Cost Participation for Access Improvements on Sunfish Lake Boulevard Near Trunk Highway #10

Director of Public Works Olson stated that, in 2008, Anoka County upgraded the capacity of the intersection of Sunfish Lake Boulevard between Highway #10 and Bunker Lake Boulevard with financial assistance from the City of Ramsey. He pointed out that this improvement

accomplished a number of things. This intersection operated at an unacceptable delay and had a significant safety problem, as it was the fifth most dangerous intersection in the entire metropolitan area. There were also safety improvements installed at the rail crossing that allowed the City to move forward with the implementation of a quiet zone on the eastern side of the City. There were many positive aspects of this project, however, it had impacts to the access of the businesses located on the northwest quadrant of the intersection of T.H. #10 and Sunfish Lake Boulevard. He talked about another project further north at Bunker Lake Boulevard and Sunfish Lake Boulevard with no additional accesses between McKinley and Bunker. City staff has been working with County staff to look at access guidelines to determine where we can work with these guidelines. If a study is done on the project and there is a benefit to the Anoka County Highway system, accesses are allowed. Mr. Olson noted that Frank Yamoutpour of Sunfish Express was present. Sunfish Express is a business at the northwest quadrant of Sunfish Lake Boulevard. Mr. Olson stated that the purpose of this topic report tonight is to discuss the potential for City participation for the design and construction of an improvement to the access for Sunfish Express and the multi-tenant commercial use directly to the west. City staff met with the Anoka County Engineer and Attorney, the City Attorney and business owners on May 16. Consensus of the meeting was that the business owners agreed to pay up to $7,500 for the study only if the City was willing to participate in the construction costs. Since that meeting, Mr. Yamoutpour met with the City Administrator, indicating he spoke to the mall owners, they have agreed to pay half of the engineering study, and Sunfish Express would pay the other half. The condition they have of paying for the study is that they want the County and/or the City to commit to paying for the recommended changes, ranging from $50,000 to $400,000, that might come out of the study. Mr. Olson reported that County staff was planning to bring this issue to their Public Works Committee on May 31, to see if they were interested in participating, but that meeting was canceled. It is now tentatively scheduled for June 20, but that may be rescheduled too.

Councilmember McGlone expressed his concern is with the probability that the County will change anything without seeing some changes in spacing guidelines. He didn't think we were to that point yet and he wondered how we could do anything until the County has their meeting.

Mr. Olson stated that we will not commit to anything ahead of time. The study is the first step and Council can make motions "contingent upon"…

Councilmember McGlone stated that the spacing guidelines are not changing at this point and until we get something out of the County, we are being premature.

Mayor Ramsey stated that if the business owners on Sunfish Lake Boulevard put forth money, would we be interested in putting up the money to get the improvements – is Council interested in putting some money toward the construction.

Councilmember McGlone stated he was all for looking for a way to help but when the group met, did the group understand that until spacing guidelines are changed, they are out of luck.

Director of Public Works Olson reported there are provisions that allow for exceptions if you can prove there is an overall County benefit.

Councilmember McGlone inquired if Mr. Olson believes that to be true.

Mr. Olson stated that you have to give the County a reason to say yes.

Councilmember Elvig stated he sees it as working the system and making a variance for us. It sounds good to him if the County is at least trying to look at this.

Mr. Olson inquired if Council is willing to contribute up to 50 percent of a dollar amount for the construction if the County is willing to do that.

Councilmember Wise stated that his understanding was that the mall is in foreclosure process. His concern is if we are talking to a bank, they will be trying to unload this. They will be committing someone to funds they may not be willing to spend. We might be sticking one property owner with it and then who knows how long before we get funds from others. $2.8 million was our original total for Sunfish Lake Boulevard and we paid all but $247,000 except that the County made a commitment to the City to pay $4.5 million for all improvements that were affecting Town Center at the time. The $300,000 they pay per year goes to the total costs they were willing to pay on all the improvements. The County led the charge on this but they submitted a bill to us that was paid for with State Aid funds.

Mayor Ramsey stated he would like to see the study done. Maybe we should say the City pays 1/3, the mall pays 1/3 and the County pays 1/3 of the construction costs.

Councilmember Elvig expressed concern about leaving it open-ended. He talked about the $250,000 from Federal and was concerned about that as well. He would like to understand more about that before he commits to money.

Councilmember McGlone expressed agreement with Councilmember Elvig and asked if the County has intimated that they would participate also.

Councilmember Tossey stated he did not care if we lost the grant money. The government made the ability to access that mall horrible. We need to look at a solution.

Mayor Ramsey stated this gives a level of confidence for the business owners that if they can show the ability do to a study, we can help.

City Administrator Ulrich suggested that since we do not know the cost, maybe it would be better to participate in the study – pay one half or one third of the study and to not make a commitment to the cost of construction. Participate on the front end and negotiate at the back end.

Mayor Ramsey felt that the purpose of this case is they want to have an idea if we would help – they are not looking for a commitment of money.

Mr. Yamoutpour asked if the City and County are willing to fix that median for the businesses, and who approves this. It was stated that Doug Fischer, Anoka County, has to approve it.

Mayor Ramsey talked about the interest in helping with the construction if the study shows.

Mr. Yamoutpour stated that the owners are willing to participate in the study if they know something will happen.

Councilmember McGlone stated that the comments Mr. Yamoutpour mentioned from the County Engineer doesn't sound too promising. So, again, until the study happens, there is a big roadblock.

Mayor Ramsey reminded Council that Unity Street couldn't happen either until the study was done. We would probably help with participating in this project and most likely if there is benefit to the County, they would help out too. He stated he would say yes we would be interested in participating to some level, but he was not interested in putting an amount out there yet for a commitment.

The City will contact Sun Tide and Sierra asking for money to do the study, knowing that Council is willing to support construction if the study shows benefit.

2.1 Update from Anoka County Commissioner Matt Look

Anoka County Commissioner Matt Look was present. He thanked Council and staff for all their hard work in The COR and the overall City. He talked about the strengths of the City and about bringing in the VA Clinic, Allina Clinic, etc. He talked about redefining the role in Economic Development, gave a road and park update, talked about the County Board's directions, cutting spending and noted that they are spending on roadway infrastructure. He talked about cutting expenses and being more responsible and that the levies are going down. He gave road updates on C.R. #116 to Sunfish Lake Boulevard to Thurston, C.R. #57, #5, #116 and #83, #64 and #27. He noted roads are very important to people who want to invest in property, etc. He gave a property update on the northern portion of The COR – to sell tax forfeit property to the City of Ramsey for $15,000. He talked about the Regional Rail – the County has preserved $3.1 million for the Ramsey station, contingent on the County vote and added that the law restricts the County's participation to a percentage of the project. It appears the best idea would be to include that in the bonding bill. He talked about the consensus of CTIB being in support of the Ramsey Rail and the Met Council is very supportive – in Federal or State funding – but we want to stay away from Federal money. The commitment is there – the Met Council does not want us to discontinue the bus service. We continue to be in negotiations with Burlington Northern-Santa Fe, trying to leverage Ramsey's portion with an overpass on Armstrong. He also talked about the VA Clinic and touched on the Anoka County Broadband Connect.

Councilmember Elvig thanked Commissioner Look for coming here and added it's nice to have his support.

2.5 Update on Ramsey Rail Station

Director of Public Works Olson stated that he and City Administrator Ulrich have been working with Commissioner Look, participating on the Ramsey Rail Station Project Management Team (PMT), over the past months. There are four topics staff would like to discuss with Council this evening: Request for additional capital from the Metropolitan Council; Waiving of the building and plan review fee; Ridership marketing campaign to manage transition of riders to rail; and continue contract for bus service. With regard to the request for additional capital from the Met Council, they indicated they expect to see approximately $295,000 annually from Ramsey residents when the City opts into the transit-taxing district. He pointed out that with the uncertainty of the Governor's bonding bill and the lack of a $4 million investment from the State, the PMT has discussed the possibility of requesting additional money from the Met Council in the form of a revenue bond that would run over the course of ten years. An annual payment of $295,000 over 10 years could generate $1.81 million in capital that could be requested instead of the $1.32 originally discussed. We will make that request as we go through the transit tax agreement but we are not so sure it's worth requesting.

Mayor Ramsey stated they do not even know if they will have a job – why are we sending them a request for money.

Mr. Olson talked about not moving forward with anything until July.

City Administrator Ulrich stated that with regard to the Met Council, this brings operational money into their system – so in working with us and building a station, they are making operational dollars. Timing is important but we do not need this agreement signed for a year or so. We will continue to negotiate that with this in mind.

Councilmember Elvig stated that if we are generating them money for capital expenditures, we want to be first to the door to get that back.

Mr. Olson stated reiterated Mr. Ulrich's statement that we are going forward and asking but we have a year or so to make that decision.

Mr. Olson continued with the second topic – waiving of the building and plan review fee. There has been a request by the PMT to ask for Council authorization to waive the building permit fee to try to keep costs of the project down. Staff researched other public buildings that has been constructed in recent years and there have been various methods of paying for the building permits. In all but one example, the contractor was required to pull a building permit and pay for it within their overall bid. The exception was the Ramsey Municipal Facility. Staff has estimated that waiving of the fee would amount to a decrease of the project costs by $44,382.64.

Councilmember Wise inquired how that would work if we contract our inspections out.

Mr. Olson responded that it's more building permits and plan reviews that we contact out.

Deputy City Administrator Nelson stated that the electrical piece, because we contract with him and it's fee based, that might be something we need to look at. It's a different fee schedule than our normal fee.

Mayor Ramsey asked how soon.

City Administrator Ulrich stated not soon – not until we have the funding wrapped up. Non-contracted City expenses the City could waive. We did it with City Hall. He inquired can fees be waived like City Hall or should we say we are putting enough forward so we have fees in place.

Mayor Ramsey suggested maybe cut them in half and we will not lose money on it.

Councilmember Elvig stated that in concept, it sounds fine. On top of x million dollars, maybe we would do another $44,000 but we have already put in $2 million.

Mr. Olson referred to the cost estimate summary contained in Council's topic report. He went over the fees. We will take the information and we will look at potentially decreasing the total cost of the project but making sure we do not waive any fees we would contract out for.

Mayor Ramsey asked if any other agencies would be asked to reduce fees or waive them to which Mr. Ulrich responded we will do that.

Director of Public Works Olson continued with the third discussion point: Ridership marketing campaign to manage transition of riders to rail. He stated there has been a lot of discussion about making sure the ridership stays consistent on the bus as is currently. The concern is that we do not want ridership to leave public transit altogether. They want us to explore raising our fees to something that is closer to Anoka, for example. There's a chance we will lose ridership now. When we went from $4 to $2.75, the ridership nearly doubled. We cannot attribute all that increase to a fare decrease but it is fair to say that is a lot of the reason.

Councilmember Wise stated he has always advocated that people who use mass transit get by way too cheap so he had no problem increasing the fee and aligning it with the marketing study.

Mr. Olson stated we are at $3 – Anoka is at $4. We will be meeting with Matt Harrington to talk about transferring bus riders to train. We do not want to overpromise. Mr. Olson added – or maybe decrease fare and increase ridership.

Mayor Ramsey stated he would be in favor.

Councilmember Tossey stated that if you raise it a dollar, that's an extra $48,000 a year, but if you do not keep riders . . . that's a tough one. He stated he would be cautious about raising it – if we raise it too much, we will see a loss.

Councilmember Elvig stated that with the NorthStar, when Elk River proposed $1 a ride – a lot of people came to fight against that difference in cost. He noted that the bus is considerably less

expensive than the rail and thought that is could be raised to $3.50. He felt though that there is a bigger issue – and that is we are basically competing against ourselves.

Councilmember Backous stated he would advocate for a smaller increase. It is our leverage - the more riders we have on the bus, the better off we are.

Councilmember McGlone asked if we have to raise the fee.

Director of Public Works Olson stated you are in control – you do not have to do anything. The thought was once we go from bus to train, that difference in cost will remove transit users.

Councilmember McGlone stated he disagrees – mass transit users will continue to use it.

Mr. Olson stated that this concerns us – we need to rely on at least the ridership we now have on our bus service.

Mayor Ramsey felt there should not be any concern at all. He felt we will not have any less riders then we have now. The questions is, if we would lose any riders on the bus now if we bump up the fee.

Councilmember Tossey stated that the central corridor is going to be opened in 2014. You will add a few new riders. He is not concerned that ridership will go down when we finally get the train stop.

Consensus of the Council was to keep the fee the same.

Mayor Ramsey stated that there could be two stops downtown and drop people off where they really want to go. We could look at that if we really want to increase ridership.

Councilmember Elvig suggested having a meeting with the riders to see what they want.

Mr. Olson reminded Council that a survey was done with the riders last year.

Councilmember Elvig suggested an open house.

Councilmember Backous suggested another survey – putting it on the bus seats.

Mr. Olson stated that we have talked about negotiating with the bus service contractor. There has been no increase since 2007. We have put per gallon gas limits on - if its $2.90 we pay a little extra. If it's less, then he compensates us. There's an equalizer on gas. He said he would be willing to continue for however long we want, providing he gets a 3 percent annual increase. We feel the time line is less than when we were doing the RFP. Maybe we should formalize discussion that we would continue this until we have the rail station.

Mayor Ramsey said to continue the contract.

Councilmember Elvig stated the key here is what are we doing to raise ridership.

Mr. Olson reiterated we did a survey and brought that back to the Council for discussion.

Senior Planner Gladhill talked about the different marketing that has been done.

Councilmember Elvig asked if we are doing this on a regular basis. We could put a "ride our bus" message at the end of every Council meeting.

Deputy City Administrator Nelson stated that we have talked about a "get on board" campaign – for bus and rail. We have done a lot of things we talked about. She did not know if we have seen great gains from any of these efforts. Maybe we should tap into finding out how to spread our efforts to glean results. We can revisit that and see if there is a desire to tackle marketing.

Councilmember Elvig stated he would like to do that. "Get on board" seems more like for rail – maybe use just "ride our bus" instead.

Councilmember McGlone talked about the sign (marquis) plus all the talking on camera about the bus service. He suggested doing more of what we started and advertising it at each City Council meeting.

Mr. Lazan gave an update of the timeline for the marquis sign.

Ms. Nelson added that we promised we would have the sign up by Game Fair.

Mayor Ramsey stated, getting back to increasing ridership – do a survey with the riders, quickly, as they get off the bus and then give them something for answering the questions. He added that he would like staff to check into two more stops downtown as well.

Councilmember Backous stated that there would be a captive audience on the bus so maybe we should have them fill out the survey on the bus.

Mr. Olson reported there was great participation in the last survey – 97 percent.

Councilmember McGlone commented that there are multiple kinds of riders – the daily riders and the event riders.

Discussion ensued relating to things that could be offered from local businesses for filling out the survey and a direction was given to have staff do some marketing about how much one is saving riding the bus versus driving.

Consensus of the Council was to keep on with the bus service, no fare increase, keep the contractor the same, and work on marketing.

2.3 Issue RFP for Contract Maintenance Services for The Draw

Parks Supervisor Riverblood stated that the bulk of The Draw was completed last fall. A full-time employee, who is assigned to the parks, has submitted his resignation for midsummer. Staff is not bringing forward a request for replacing the FT worker but rather performing a detailed analysis of how several aspects of park operations may be contracted out; and re-examining how operations may be realigned. Mr. Riverblood stated that the first step would be to identify baseline costs for any particular activity. Staff is keeping detail of every minute spent on the maintenance of that park. This topic report is to request a consensus from the Council about the detail in the RFP and if how staff is going about it makes sense. The intention would be for the contractor to be selected for sometime in early August. In subsequent years, the term would be a full maintenance season.

Mayor Ramsey inquired why we are only asking for a year - we should increase that. He felt they would just be getting to really know the job after a year.

Mr. Riverblood responded that if it is done with the understanding they can do this another year – he felt the bids would be more competitive.

Director of Public Works Olson offered that staff looked at a contract done by St. Francis and that was annually.

Mayor Ramsey stated that he understands part of the reason we got such high prices before is because of the amount of investment one has to make to take on this contact. We need to talk about this.

Councilmember McGlone expressed agreement. One of the concerns is the term – it's not as attractive to bid on if it's such a short term.

Councilmember Wise inquired if you could ask for a one-year and a three-year for that exact reason. He did not feel it would be that much more work putting that RFP together. He asked about the options for renewal. If they do a good job, it would be nice to be able to lock them in.

Mayor Ramsey suggested a one-year contract with four, one-year extensions.

Councilmember Elvig suggested writing it for one year and then maybe do a three year.

Mr. Riverblood stated that if we know by adding seasonal workers, we can get it done, that might be a lot cheaper and then we might not want to contract it out.

Mr. Lazan talked about structure for bids for a special services district.

Councilmember McGlone stated that the ideal for The COR is to be private anyway and have these costs picked up by the taxpayers.

Mr. Olson stated he thought we were trying to be as competitive as possible which means it might not necessarily be private. He thought the goal all along was to keep it at the best price.

Mayor Ramsey stated he did not know if we will ever get a true cost for City employees to do that.

City Administrator Ulrich stated we are a ways from implementing a special services district. The intent was that it would fund over and above what the regular maintenance would be. At this point, we are considering it a City Park and going with private. He suggested going out for an RFP for one year and a three-year option.

Mayor Ramsey stated he would like to qualify the numbers it would cost to have City staff do this.

Councilmember McGlone talked some more about true costs and how difficult it is to come up with that. He stated he is an advocate for privatizing this and he did not really care if it costs more money.

Councilmember Tossey stated it may be done cheaper than the City can do it.

Mayor Ramsey stated he would agree. You cannot project what it would cost the City – especially if a mower breaks, etc.

Director of Public Works Olson stated he would suggest when we come back we will have a very detailed work session topic about costs we anticipate for seasonal to do it and if there is anything we are missing, Council can let us know at that time.

Mayor Ramsey reiterated he felt it was too difficult to come up with true costs.

Councilmember Elvig stated that we have done this before. There is 20 years of history on how many lawnmowers break down, etc. When we do it this time, then let's quit doing this. Our information is good – we have been pushing to get this project and we have done a good job.

Mr. Riverblood added that he did not know anyone on staff who would be opposed to contracting, but we also need to inspect. If they cut corners and we have to inspect, etc., there are other costs to that.

Councilmember Tossey felt that the cost of City employees should be available and asked staff to get the RFP to Council so we will know where we are at.

Councilmember McGlone stated that when you farm it out you do not have the capital investment costs. If it costs a little more, it's worth it in the long run.

Consensus of the Council was to go ahead and issue an RFP and follow up with the true costs prior to opening the bids.

Mr. Olson reminded everyone that this is a quote.

Councilmember Elvig commented on The Draw and stated that he really liked that all the brush is cut down. He was concerned about the algae however,

Mr. Riverblood stated that we will be getting a full recommendation of experts in the field as to how to address the algae. It's a problem in all communities. He talked about how algae grows and what from. It's a storm water pond and fertilizers, etc. all end up in there.

Councilmember Elvig stated that he is still anticipating we are supposed to have fresh water and no new costs – we put money into stuff that doesn't seem to be working right now and it was supposed to take care of the algae problem.

Mr. Olson stated that we will ask for clarification that there will be no new costs.

Mr. Riverblood added that we do have the irrigation system up and fresh water has been added now and he hopes it will be taken care of.

Discussion ensued relating to aeration.

2.7 Review 2012 State Bonding Requests

City Administrator Ulrich stated that the governor is soliciting the bonding requests for 2012. The City's highest priority project would be the Armstrong interchange with a likely request of around $10 million. Other requests might be for a water treatment facility or to work with the City of Anoka and request funding for Highway #47 or the Highway #10 overpass – or old town hall relocation is possible.

Mayor Ramsey suggested asking for $10 million.

Councilmember McGlone suggested giving them a menu and seeing what we get.

Councilmember Elvig suggested you may get $6 million if you ask for $10 million.

Mr. Ulrich commented that there is some wisdom in not being greedy and asking only for your top priority.

Councilmember Tossey stated that one item that you know we have always wanted is the overpass. If we got to the legislature with that one request, it shows that's most important to this City right now.

Mayor Ramsey stated he feels we have a better shot at that than the rail stop.

Councilmember Wise stated that he has advocated in the past to tie the Armstrong overpass to properties we have already taken down on Highway #10. It's a way to recoup some of our lost tax base.

Councilmember Tossey stated this will be a need for the City – a help with Highway #10.

Councilmember Elvig suggested we need to make sure they understand about the economic development and the safety.

Consensus of the Council was to ask for the bridge and look for grant opportunities.

ADJOURNMENT

Motion by Councilmember Tossey, seconded by Councilmember Wise to adjourn the meeting.

Motion carried. All in favor. The regular meeting of the Council Work Session was adjourned at 8:02.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

Staff is not bringing forward a request for replacing the FT worker but rather performing a detailed analysis of how several aspects of park operations may be contracted out; and re-examining how operations may be realigned. Mr. Riverblood stated that the first step would be to identify baseline costs for any particular activity.

ATTEST:

_____

Jo Ann M. Thieling
City Clerk

Minutes taken and transcribed by Jo Thieling, City Clerk

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
3. CITIZEN INPUT 4
4. APPROVE AGENDA 4
5. CONSENT AGENDA 5
6. PUBLIC HEARING 6
7. COUNCIL BUSINESS 6
7.01: Request for Selection of a Towing Vendor for the City of Ramsey 6
7.02: Consider Receiving Petition for Feasibility Study to Install Subdivision Street Lights on Sunfish Lake Boulevard between Highway #10 and Bunker Lake Boulevard 6
7.03: Consider Revised Full-Service Restaurant Subsidy Policy 7
7.04: Consider Approval of Environmental Policy Board Work Plan 8
7.06: Adopt Ordinance to Amend City Code Section 117-349 (Accessory Uses and Buildings) 9
8. MAYOR, COUNCIL AND STAFF INPUT 10
9. ADJOURNMENT 11

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, June 14, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember Colin McGlone
Councilmember Jason Tossey
Councilmember Jeffrey Wise

Members Absent: None – Council Vacancy

Also Present: City Administrator Kurtis Ulrich
Deputy City Administrator Heidi A. Nelson
Fire Chief Dean Kapler
Public Works Director Brian Olson
Senior Planner Timothy Gladhill
City Engineer Tim Himmer
Police Chief James Way
Parks Supervisor Mark Riverblood
Finance Officer Diana Lund
City Attorney William Goodrich
Economic Development/Marketing Manager Aaron Backman
Associate Planner/Environmental Coordinator Chris Anderson

1. CALL TO ORDER

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by City employee Len Linton and his sons.

2. PRESENTATION

The Pledge of Allegiance was led by Ramsey Civil Engineer II Len Linton and two of his sons. It was noted that Mr. Linton and all five of his sons, Jeff, Jason, Jeremy, Jacob and Jared, have earned the highest honor of Eagle Scout.

Patrol Officer Kyle Hemmerich was administered the oath of office by City Attorney Goodrich.

Aaron Nielson of Malloy, Montague, Karnowski, Radosevich & Company, the City's auditing firm, presented the City's 2010 Audit Report**.**

Councilmember Backous said the Council discussed this report during its Work Session and complimented the firm on a very thorough audit.

City Administrator Ulrich commended staff for their work during the audit, especially Finance Officer Diana Lund and staffmember Denelle McAlpine.

Finance Officer Lund stated Ms. McAlpine took a major portion of audit and CAFR this year, adding they will be receiving certification of financial reporting for the 17th year in a row.

Mayor Ramsey asked staff to read a statement in response to a recent literature piece being distributed regarding The COR.

Deputy City Administrator Nelson read a statement regarding The COR, the development team, and The Residences at the COR. She said the statement is an effort to clarify the HRA's role and outline facts, including history and price, with regard to Landform Developmental Services.

Eric Hauge, 6521 - 154th Lane NW, expressed his concerns regarding a lack of shops or restaurants in Ramsey and the proposed Flaherty and Collins financing package. He said the HRA didn't bond because they spent down reserves, adding the purchase price was too much. Mr. Hauge expressed concerns about Cronk and McGreavy's fiduciary duty and disclosure of subordinates of Landform, including Senator Jungbauer.

Margaret Connelly, 16235 Camelot Street NW, expressed her concerns as well. She asked if the City plans on adding to the parking ramp.

Mayor Ramsey stated that topic has been scheduled for the next meeting agenda.

Ms. Connelly expressed concern about first rights and suggested waiting for the economy to return.

Mayor Ramsey said the City is trying to finish development of The COR so a developer is interested in purchasing it.

Ms. Connelly stated she is concerned about the amount of money being invested and asked for more information on the proposals. She asked that Work Sessions be televised and encouraged the Council to get input from residents.

Mayor Ramsey encouraged her to attend his regular Town Hall meetings on the third Thursday of each month. He said the City has been working very hard on The COR and keeping residents involved. Mayor Ramsey said the majority of citizens are satisfied with the progress but encouraged people to call for more information and not listen to misinformation.

Councilmember Backous said the literature circulated included a lot of misinformation that only hurts the City and taxpayers by deteriorating this investment. He encouraged anyone who has proof of any accusations to bring it forward to the County Attorney. Councilmember Backous stated the City works very hard to share information with residents through all available avenues,

including the webpage, FaceBook, Twitter, televised HRA meetings, and being available. He encouraged people to contact the Council and become involved.

Mayor Ramsey clarified that Mr. Cronk is not an employee of Landform. He is a real estate agent, is not involved in any negotiations with a relationship with Flaherty, and is receiving no compensation on any transactions.

Councilmember Wise said there has been an enormous amount of staff time wasted on these accusations, including Council. He said the amount of information is overwhelming and it would be impossible to inform everyone of every step in the process. Councilmember Wise said it is fine to oppose the plans but asked people to become educated on the process.

Councilmember Tossey said he has not seen improprieties with the process and believes this and prior Councils' intentions have always been in the right place. He encouraged the public to state if they don't agree with something, adding the topic of how much money will be spent is a valid concern.

Councilmember Backous said if he thought anything was illegal he would have addressed it before this letter. He agreed with Councilmember Tossey about all wanting the same thing. He said the City did the right thing in repackaging and rebranding The COR to clear the way for development, and he is proud of where we are at.

Councilmember McGlone said adversity is an opportunity and this has resulted in people asking questions and getting the real facts.

Councilmember Backous stated The COR is separate from the Ramsey Town Center and we need to move towards the future.

2.01 Bio of Len Linton and Sons

City Administrator Ulrich reviewed the biographies.

3. CITIZEN INPUT

Citizen Input was received under Item 2.

4. APPROVE AGENDA

Motion by Councilmember Elvig, seconded by Councilmember Tossey, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Tossey, Backous, McGlone, and Wise. Voting No: None.

5. CONSENT AGENDA

Councilmember Wise stated he will be abstaining from Consent Agenda Item 5.10 and asked that it be moved to Item 7.07.

Motion by Councilmember Elvig, seconded by Councilmember McGlone, to approve the following remaining items on the Consent Agenda:

5.01 Receive Cash & Investments for Period Ending May 31, 2011
5.02 Receive April 2011 Financial Reports - General Fund and Enterprise Funds
5.03 Receive 2010 Comprehensive Annual Financial Report (CAFR)
5.04 Note the following Commission and Boards meeting minutes:
a) Environmental Policy Board meeting minutes dated May 3, 2011
b) Planning Commission meeting minutes dated May 5, 2011
c) Economic Development Authority meeting minutes dated May 12, 2011
d) Special Planning Commission meeting minutes dated May 19, 2011
5.05 Introduce Ordinance to Amend to Chapter 117 of City Code Relating to Required Depth of Topsoil; Case of City of Ramsey
5.06 Approval of Business Subsidy Agreement with Ramsey Retail Rental for SAC/WAC Assistance
5.07 Consider Registered Land Survey Related to Bunker Lake Boulevard Project
5.08 Consider Ordering City Improvement Projects #11-01 through 11-06; 2011 Street Maintenance Program
5.09 Accept Plans and Specifications, and Authorization to Bid City Improvement Project #10-25; Chameleon Street Paving
~~5.10 Approve Off-Sale Intoxicating Liquor, Off-Sale 3.2% Liquor, On-Sale Intoxicating Liquor, Beer, Sunday Sales, and Optional 2:00 a.m. Closing~~ **Moved to Item 7.07.**
5.11 Adopt Resolution #11-06-108 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received during the Period of May 26, 2011 through June 8, 2011
5.12 Adopt Resolution #11-06-109 Supporting the Concept of Cooperation and Collaboration to Promoting Greater Efficiency in the Use of Public Resources
5.13 Adopt Resolution #11-06-110 in Support of 2011 State Bond Funding for the Repair and Renovation of the Coon Rapids Dam as an Invasive Fish Barrier
5.14 Authorize Resolution #11-06-111 Resolution Establishing Procedures Relating to Compliance with Reimbursement Bond Regulations Under the Internal Revenue Code
5.15 Report from the Finance Committee of May 31, 2011
1) Consider Collection Procedure for Delinquent Escrow Accounts – *Ratify the recommendation of the Finance Committee to draft an escrow policy with the terms as outlined for future Council consideration*
2) City Financial Dashboard – *Ratify the recommendation of the Finance Committee and to update the financial dashboard with additional information related to the cash flow section and to place it on the City's web site*
5.16 Report from the Personnel Committee meeting held on May 31, 2011

1) Consider a Resolution to Consider Authorizing Staff to Recruit and Hire a Temporary IT Intern – *Ratify the recommendation of the Personnel Committee and adopt Resolution 11-06-112 to Recruit and Hire a Temporary IT Intern*

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, McGlone, Backous, Tossey, and Wise. Voting No: None.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Request for Selection of a Towing Vendor for the City of Ramsey

Police Chief Way reviewed the staff report, adding this item had been reviewed at the earlier work session.

Mayor Ramsey said bids reviewed during the Work Session were very close between Champlin Towing and First Choice. He said Champlin Towing did a good job last year, but the Council had some questions regarding First Choice's impound lot and storage. He said if First Choice had clarified these unknowns it would have made their bid more attractive.

Councilmember Wise said he was concerned about First Choice being a home occupation instead of being located in a commercial area.

Scott Grams, First Choice, 1645 Nowthen Boulevard, stated they are very close to an agreement for a commercial lot in Ramsey which would address the impound lot and storage. He said of the four bids received he is the only Ramsey resident, adding that 50% of his staff are citizens as well.

Councilmember Tossey commended Mr. Grams for hiring Ramsey citizens but said the City is prohibited to take that into consideration. He said that while they try to hire Ramsey residents the bidder still has to be the lowest qualified. He encouraged Mr. Grams rebid again in future.

Motion by Councilmember Wise, seconded by Councilmember Elvig to select Champlin Towing for a two-year contract.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Elvig, Backous, McGlone, and Tossey. Voting No: None.

7.02: Consider Receiving Petition for Feasibility Study to Install Subdivision Street Lights on Sunfish Lake Boulevard between Highway #10 and Bunker Lake Boulevard

Public Works Director Olson reviewed the staff report.

City Attorney Goodrich advised the petition was not properly signed by the fee owners, which is a technicality, but there was also not 35% on the petition. He said in order to approve a project, the Council must approve on a 4/5 vote. He explained this petition doesn't qualify for 35% but does acknowledge that residents want the project and suggested staff conduct a feasibility study.

City Engineer Himmer shared a map from D&G Properties, noting signatures were for both properties. He said the residents want a subdivision street light and would pay for it.

Councilmember McGlone asked if Council could approve the request conditioned upon staff receiving a proper petition.

City Attorney Goodrich suggested adopting the proposed resolution asking for a proper petition, although it is not essential because they could have a majority vote instead of 4/5 vote without a petition.

Councilmember Elvig asked if there is a need for lighting.

City Engineer Himmer said they would meet with Connexus about costs and likelihood of future road construction first, adding the residents will probably want more lights at the building façades. He said staff will get clarification from them first.

Councilmember Elvig suggested rejecting the petition but then follow up with a plan for the residents on how this can be accomplished.

Councilmember Wise left the dais at 8:04 p.m.

Motion by Councilmember Elvig, seconded by Councilmember Backous, declaring insufficient signatures on a petition for a public improvement consistent of street lighting along a part of Sunfish Lake Boulevard.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig Backous, McGlone, and Tossey. Voting No: None. Absent: Councilmember Wise.

Councilmember Wise returned to the meeting at 8:10 p.m.

7.03: Consider Revised Full-Service Restaurant Subsidy Policy

Economic Development/Marketing Manager Backman reviewed the staff report.

Motion by Councilmember McGlone, seconded by Councilmember Wise, to accept the revised policy by the EDA.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Wise, Backous, Elvig, and Tossey. Voting No: None.

Councilmember Elvig said this policy is both good and bad but is willing to consider it when it fits. He stated it will push a lot of energy into the marketplace. Councilmember Elvig noted there are two restaurants in the City that were not here before, and the two-year sunset will be critical. He asked how this subsidy will be marketed.

Councilmember Backous stated this is a good problem to have and that is how it should be marketed.

Councilmember McGlone said marketing should include the understanding of subject to funds availability, which is a sales tool.

7.04: Consider Approval of Environmental Policy Board Work Plan

Councilmember Elvig left the dais at 8:10 p.m.

Associate Planner/Environmental Coordinator Anderson reviewed the staff report.

Motion by Councilmember McGlone, seconded by Councilmember Wise, to adopt Resolution #11-06-113 approving the Environmental Policy Board's annual work plan.

Further discussion: Mayor Ramsey stated this is a good plan and thanked the Boards and Commissions for sharing their advice and assistance.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Wise, Backous, and Tossey. Voting No: None. Absent: Councilmember Elvig.

Councilmember Elvig returned at 8:14 p.m.

7.05: Adopt Ordinance to Amend Section 117-90 "Map" of Chapter 117 of the Ramsey City Code Related to the 2030 Comprehensive Plan.

Senior Planner Gladhill reviewed the staff report.

Motion by Councilmember McGlone, seconded by Mayor Ramsey, to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #11-07 to amend Section 117-90 "Map" of Chapter 117 of the Ramsey City Code related to the 2030 Comprehensive Plan.

A roll call vote was performed by the Recording Secretary:

Councilmember Tossey	aye
Councilmember Backous	aye
Councilmember Wise	aye
Councilmember McGlone	aye
Councilmember Elvig	aye
Mayor Ramsey	aye

Motion carried.

7.06: Adopt Ordinance to Amend City Code Section 117-349 (Accessory Uses and Buildings)

Senior Planner Gladhill reviewed the staff report.

Motion by Councilmember McGlone, seconded by Councilmember Elvig, to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #11-08 Amending Section 117-349 (Accessory Uses and Buildings) of the Ramsey City Code.

Further discussion: Councilmember McGlone asked staff to clarify rural development requirements and the MUSA. He stated this new ordinance is less restrictive and more beneficial to those who want to store more items. Senior Planner Gladhill explained this ordinance would allow for more square footage of storage, allow more administrative privileges, and add more character. Councilmember McGlone asked if this ordinance will allow more space for hobby items. Senior Planner Gladhill said this would allow processing as a conditional use permit so overages will be processed better and allow additional storage. Councilmember Elvig said when the City abates a property for clutter this will allow for a property owner to store their items. He said this is a good response to that concern and will allow new building materials and other options for making the area architecturally expressive. Mayor Ramsey said Council used to approve every conditional use permit so this action will help streamline that process. Councilmember Elvig clarified this does not apply to small businesses, which will still require a license.

A roll call vote was performed by the Recording Secretary:

Councilmember Elvig	aye
Councilmember McGlone	aye
Councilmember Wise	aye
Councilmember Backous	aye
Councilmember Tossey	aye
Mayor Ramsey	aye

Motion carried.

Mayor Ramsey noted the ordinance will take effect in 30 days.

7.07: Approve Off-Sale Intoxicating Liquor, Off-Sale 3.2% Liquor, On-Sale Intoxicating Liquor, Beer, Sunday Sales, and Optional 2:00 a.m. Closing

City Administrator Ulrich reviewed the staff report.

Mayor Ramsey clarified this item was removed from the Consent Agenda because Councilmember Wise is abstaining from the vote.

Motion by Councilmember Elvig, seconded by Councilmember Backous, to Approve Off-Sale Intoxicating Liquor, Off-Sale 3.2% Liquor, On-Sale Intoxicating Liquor, Beer, Sunday Sales, and Optional 2:00 a.m. Closing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, McGlone, and Tossey. Voting No: None. Abstain: Councilmember Wise.

8. MAYOR, COUNCIL AND STAFF INPUT

Meetings

City Administrator Ulrich noted the Council recently held a joint meeting with Anoka and announced two upcoming meetings:

1) Mayors Town Hall Meeting - Thursday, June 16 - 7:00 p.m. - Lake Itasca Room
2) Joint Meeting with Nowthen City Council - Thursday, June 23 - Lake Itasca Room **9.**

The Draw Park Events

Deputy City Administrator Nelson announced the upcoming Music in the Park concert on Thursday, June 23, adding the Farmers Market will be returning on Thursdays.

David Jeffrey Benefit Update

Councilmember Backous said the benefit for former Councilmember Dave Jeffrey was a huge success with over 500 people attending and it raised a lot of money.

Congrats to Boys Soccer Team

Councilmember Elvig congratulated the U12 Boys Soccer Team on winning their division in Waterloo, Iowa. He added Waterloo's soccer fields were very nice and asked Council and staff to review the City's facilities for possible improvements.

Special Election

Deputy City Administrator Nelson stated a special election for Ward 4 Councilmember will be held on Tuesday, August 16. She stated candidate filing will be open from June 10 to June 24, and absentee voting will be available beginning July 15.

Improvements

Mayor Ramsey noted the former Holiday station has been demolished and the pylon sign will be rehabbed for The COR marquee.

9. ADJOURNMENT

Motion by Councilmember Backous, seconded by Councilmember Wise, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 8:29 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Cathy Sorensen
TimeSaver Off Site Secretarial, Inc.

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 28, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Bob Ramsey Councilmember David Elvig Councilmember Colin McGlone Councilmember Jason Tossey Councilmember Jeffrey Wise
Members Absent:	Councilmember Randy Backous Council Vacancy
Also Present:	City Administrator Kurtis Ulrich Public Works Director Brian Olson Senior Planner Tim Gladhill Parks Supervisor Mark Riverblood

CALL TO ORDER

Mayor Ramsey called the City Council Work Session to order at 5:30 p.m.

APPROVE AGENDA

The agenda was approved as submitted.

COUNCIL TOPICS FOR DISCUSSION

1) Identify City Maintenance Costs for The Draw

Parks Supervisor Riverblood reviewed the staff report.

Councilmember McGlone inquired if staff hours for the Exmark are the same individuals on the mowers.

Parks Supervisor Riverblood said this figure is total equipment hours, which together equals 9.75 hours.

Mayor Ramsey questioned the figures used for wages, stating it will cost more than $1/hour for FICA, unemployment, and other charges.

Parks Supervisor Riverblood said he included unemployment figures for temporary help, adding he verified these figures with Human Resources staff.

Public Works Director Olson stated unemployment and liability costs are next to nothing and that they could include the normal rate then multiply by 1.33 to reach an accurate figure.

Councilmember Elvig said that multiplier would only include FUDA and FICA, so the correct figure should be 12-15% or $11/hour.

Mayor Ramsey noted this figure did not factor in unproductive time of training, briefings, staff meetings, and other downtime.

Parks Supervisor Riverblood said these figures did not include supervisor training time, adding they use a 2.75 multiplier for full-time staff.

Councilmember Elvig questioned the 8% allotment of time for the mowing crew of three individuals at 40 hours/week. He said this time is not necessarily just at The Draw and does include unproductive time.

Parks Supervisor Riverblood said $9.75 is within that 40 hours and 8% is relating to The Draw. He said that of all the time allotted by the mow crew, 8% relates to The Draw. Parks Supervisor Riverblood clarified that at the end of the week staff spends a half day sharpening blades, checking oil, and cleaning machines; therefore, 16 hours/week are spent on machine-related maintenance associated with The Draw.

Councilmember Elvig asked what amount is allotted for supervisory time.

Parks Supervisor Riverblood said that one-quarter hour per week is related to The Draw.

Councilmember Wise noted that as time goes on there will be less hands-on maintenance and more sprinkler head maintenance.

Parks Supervisor Riverblood said that is correct, adding staff will still do tree trimming and irrigation but the Request for Proposal (RFP) will only be for maintenance items.

Mayor Ramsey noted the quarter-hour supervisory time will likely increase as summer continues and that if contracted the City wouldn't have to compensate for time because it adds up quickly.

Councilmember Elvig agreed; however, stated the analysis is a percentage of how many costs and hours are over all parks and includes factored downtime. He inquired about differences in spring mowing versus fall mowing.

Parks Supervisor Riverblood said the mowing supervisor is a long-term employee who is competent and efficient, but said he could include another budget figure to factor for that, such as 10-11 hours. Parks Supervisor Riverblood said staff will go out on RFP using 10.50 for a multiplier after confirming costs with Human Resources for items such as training and

supervisory time. He said they could also add in a contingency for the day when things go wrong.

Councilmember Wise said it would be good to round up to an 11 multiplier.

Councilmember McGlone asked if we contract for everything, will depreciation cover this.

Parks Supervisor Riverblood said depreciation would include the entire cost of the equipment piece but it is used outside the mowing season so it is more than compensated for. He said the equipment will likely last longer than 10 years.

Councilmember Elvig asked if salvage has been factored in.

Parks Supervisor Riverblood said it was not because the values are holding well and they should receive 10% back or more on any trade-in.

Council consensus was reached on the method and manner of the cost accounting for the in-house maintenance, based on discussion.

Parks Supervisor Riverblood said the RFP will be available online and will include the balance of 2011 and all of 2012, with another three-year contract after that. He added the exact amount of fuel needed to mow The Draw will be determined.

2) Discuss Mowing and Maintenance Policy for Boulevards, Vacant City-owned Lands, and "Open Space"

Parks Supervisor Riverblood reviewed the staff report.

Public Works Director Olson said we have many calls for areas such as Renner Park, adding that while neighbors now mow this area, Parks Supervisor Riverblood has spent a lot of time talking to residents regarding this area. He said this will be a topic for the July 18 worksession.

Parks Supervisor Riverblood reviewed the estimated mowing reductions in hours for 2009, and stated that approximately 323 season staff hours have been reduced by these mowing reductions.

Councilmember McGlone asked about the inventory for salable property and parks, suggesting overlaying that with the park map to better determine buildable lots and the mowing strategy.

Mayor Ramsey inquired about the trail mowing reductions and asked how much we use, suggesting there may be a better piece of equipment designed for trail mowing.

Parks Supervisor Riverblood said the Exmark is a good piece of equipment that trims brambles and brush. He added with the volume of people using the trails, bigger equipment may not be well received because it interrupts trail usage. Parks Supervisor Riverblood reviewed a partial list of various areas and streets presently being mowed, adding the Parks Department could cut the trail mowing in half if directed.

Councilmember Tossey asked if staff could contact the owners/banks to do the mowing, adding at times the growth covers the sidewalks.

Parks Supervisor Riverblood said they could but this would take more effort to contact and abatement.

Councilmember Wise agreed staff would spend more time contacting and following up with the owners than actually mowing.

Councilmember Tossey asked about the administrative citation process.

City Administrator Ulrich said staff does increase enforcement for these intervals making this a more efficient process.

Councilmember Tossey inquired about enforcement for the occupied lots.

City Administrator Ulrich said staff issues a citation, allow times for abatement and then if not done, will abate and send a bill. He said the change was in shortening the timeframe for abatement.

Councilmember Tossey asked why this process couldn't be used for the bank owners.

City Administrator Ulrich said ownership doesn't matter because the same process would be used.

Parks Supervisor Riverblood spoke about the abatement person and policy, adding it can get discretionary and convoluted.

Senior Planner Tim Gladhill said the struggle is vacant lots, adding the City could require mowing the entire vacant lot but staff typically trades and does the boulevard only to help mitigate some of the complaints.

Public Works Director Olson said we could force owners to mow the right-of-way.

Senior Planner Gladhill said probably not the right-of-way but said staff will do more research.

Parks Supervisor Riverblood stated there are many complexities that staff is working on with Police, Public Works, and Parks, trying to be consistent across the board. He said staff recognizes the problem and tries to make the best decisions.

City Administrator Ulrich said this topic could be discussed more during the July 19 worksession utilizing overlay maps.

Council consensus was to continue the practice of not mowing certain parks/open space and continue reduced mowing levels for trails and low maintenance City properties/based on discussion.

MAYOR, COUNCIL AND STAFF INPUT

None.

ADJOURNMENT

The Work Session of the City Council was adjourned at 6:14 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Cathy Sorensen
TimeSaver Off Site Secretarial, Inc.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
3. CITIZEN INPUT 2
4. APPROVE AGENDA 2
5. CONSENT AGENDA 3
6. PUBLIC HEARING 4
7. COUNCIL BUSINESS 4
7.01: Adopt Ordinance to Amend to Chapter 117 of City Code Relating to Required Depth of Topsoil; Case of City of Ramsey 4
7.02: Consider a Resolution Approving the 2011-2012 LELS Sergeant's Labor Contract 4
7.03: Appoint Alternate Council Representative to Economic Development Authority 5
7.04: Consider Change Order for City Project #10-07; Alpine/Roanoke Street Improvements 5
7.05: Consider Award of Contract for Improvement Project #10-22, Ramsey Municipal Parking Facility 6
7.06: Consider Change Order for City Project #10-07, 151st and 152nd Avenues and Florine, Soils and Turf Re-Establishment 7
8. MAYOR, COUNCIL AND STAFF INPUT 7
9. ADJOURNMENT 8

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, June 28, 2011 at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember Colin McGlone
Councilmember Jason Tossey
Councilmember Jeffrey Wise

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Deputy City Administrator Heidi A. Nelson
Public Works Director Brian Olson
Senior Planner Timothy Gladhill
City Engineer Tim Himmer
City Attorney William Goodrich
Associate Planner/Environmental Coordinator Chris Anderson
Human Resources Representative Colleen Lasher

1. CALL TO ORDER

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Ramsey.

2. PRESENTATION

Mayor Ramsey noted that Council, staff, family, and friends had met prior to the Council meeting to honor former Councilmember David Jeffrey.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

City Administrator Ulrich stated staff suggests adding Item 5.15 Resolution Recognizing Councilmember David Jeffrey for His Service to the City of Ramsey and Item 7.06 Consider

Change Order for City Project #10-07, 151st and 152nd Avenues and Fluorine Street, Soils and Turf Re-Establishment.

Motion by Councilmember Wise, seconded by Councilmember Backous, to approve the agenda as amended.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Backous, Elvig, McGlone, and Tossey. Voting No: None.

5. CONSENT AGENDA

Motion by Councilmember Wise, seconded by Councilmember Backous, to approve the following items on the Consent Agenda:

5.01 Approve the following licenses:

Special Events Permit

City of Ramsey Happy Days - 7550 Sunwood Drive NW - September 16 - 18

Lord of Life Church, 14501 Nowthen Boulevard NW - Outdoor Services - 10:30 - amplified music - May 29 - September 4

Motor Vehicle

Auto Fitness and Service Center - 7029 Highway #10 NW

5.02 Approve Special Event Permit for The Draw for 2011

5.03 Approve Rental License - Savannah Oaks Senior Apartments

5.04 Approve Lease Agreement for 6811 Hwy 10 by TMBC, LLC dba Crystal Pierz Marine

5.05 Authorization to Purchase Wetland Banking Credits for City Improvement Project #11-21; Armstrong and Bunker Lake Boulevard Intersection Signalization

5.06 Adopt Resolution #11-06-114 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received during the Period of June 9, 2011 through June 22, 2011

5.07 Adopt Resolution #11-06-115 Extending and Amending the Terms of an Interim Use Permit for Grading and Mining Purposes through December 31, 2011; Case of BNSF Railway Company

5.08 Adopt Resolution #11-06-116 Approving Minnesota Law, 2011, Chapter 112, Article 11, Section 16 (TIF District 14)

5.09 Adopt Resolution #11-06-117 Appointing Councilmember Backous to Serve on the Public Works Committee

5.10 Adopt Resolution #11-06-118 Appointing Councilmember Tossey to Serve as the Primary Council Representative to the Joint Law Enforcement Council

5.11 Adopt Resolution #11-06-119 Appointing Representatives to the Connect Anoka County Broadband Governance Group

5.12 Adopt Resolution #11-06-120 Amending the "Policy for Appointing Board and Commission Members"

5.13 Adopt Resolution #11-06-121 Renaming A Public Park within the COR

5.14 Adopt Resolution 11-06-122 Authorizing 3rd Partial Payment to Rum River Contracting for IP 10-07 Alpine Drive/Roanoke Street Improvements

5.15 Adopt Resolution #11-06-123 Recognizing Councilmember David Jeffrey for His Service to the City of Ramsey

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Backous, Elvig, McGlone, and Tossey. Voting No: None.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Ordinance to Amend to Chapter 117 of City Code Relating to Required Depth of Topsoil; Case of City of Ramsey

Associate Planner/Environmental Coordinator Anderson reviewed the staff report.

Mayor Ramsey stated that when the six-inch topsoil depth standard was adopted, the City cast a burden on developments already graded by requesting that they remove two inches of topsoil. He said this outcome was never considered.

Motion by Councilmember Tossey, seconded by Mayor Ramsey, to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #11-09 to amend Chapter 117 of City Code reducing the required depth of topsoil from six (6) to four (4) inches.

A roll call vote was performed by the Recording Secretary:

Councilmember Backous	aye
Councilmember Elvig	aye
Councilmember McGlone	aye
Councilmember Tossey	aye
Councilmember Wise	aye
Mayor Ramsey	aye

Motion carried.

7.02: Consider a Resolution Approving the 2011-2012 LELS Sergeant's Labor Contract

Human Resources Representative Lasher reviewed the staff report.

Councilmember McGlone stated he will be opposing this resolution and contract because it will result in the only group receiving a raise as well as paid work out time, which is half of the full time equivalents.

Motion by Councilmember Tossey, seconded by Councilmember Backous, to adopt Resolution 11-06-124 to approve the 2011-2012 LELS Sergeant's Labor Contract.

Further discussion: Mayor Ramsey noted the raise would be for 2012, which has not yet been budgeted. He stated that while this will open up discussions for other groups, others have gone to arbitration so this contract is in the best interest of the City. Ms. Lasher stated the Patrol group would be negative for two percent as of January 1, 2012.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Tossey, Backous, Elvig, and Wise. Voting No: Councilmember McGlone.

7.03: Appoint Alternate Council Representative to Economic Development Authority

City Administrator Ulrich reviewed the staff report.

Mayor Ramsey nominated Councilmember Backous as the alternate Council representative to the Economic Development Commission.

Motion by Councilmember Elvig, seconded by Councilmember Wise, to Resolution #11-06-125 Appointing Councilmember Backous as Alternate Council Representative to the Economic Development Authority.

Further discussion: None.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Wise, Backous, McGlone, and Tossey. Voting No: None.

7.04: Consider Change Order for City Project #10-07; Alpine/Roanoke Street Improvements

City Engineer Himmer reviewed the staff report.

Councilmember Elvig asked if the pedestrian ramps would be $7,000 on just this project.

City Engineer Himmer said there would be 12-13 ramps or almost double, adding there was to be 10 feet of curb removal but will now be 18 feet, as the ramps have to be full width across and maintained.

Councilmember Elvig clarified the ramps will be $700 to $800 each.

City Engineer Himmer stated that was correct.

Councilmember Elvig inquired about funding.

City Engineer Himmer stated funding would come from MSA funds for the pedestrian ramps, trails, and sod all being eligible except for 10% of the landscaping, which the City will get back at the end of the year.

Motion by Councilmember Elvig, seconded by Councilmember Wise, to approve the change order for trail extension and pedestrian ramp upgrades to current MnDOT standards, and consideration of potential turf establishment revisions.

Further discussion: Councilmember Wise asked if the turf establishment will be more because of the North Fork location and asked if this is an unnecessary expense. City Engineer Himmer said if this were to happen today the turf restoration would be included as good or better, adding that on Alpine Street work is not assessable so the City would likely get many questions of why we restored on one side and not the other. He said seed is a good option and the City cannot attribute this to any certain property. Councilmember McGlone said he is concerned about path elevations undulating above the curve making it harder to mow. He asked if this sod is designated for some of those other areas, adding 400 yards seems to be a lot. City Engineer Himmer explained that seed and blankets were included in the original contract with geo-mesh blanket to avoid gas mains, and the contractor followed the grade as best they could but likely erred on the side of boulevard snow storage. Councilmember McGlone said he wanted to clarify this point for the residents to better understand this change and why the heights will vary. Mayor Ramsey said it is appropriate to restore the yards, as they were very nice in this area. Councilmember Elvig noted Council has not set policy on how to do this but will do so through policy review over the next few weeks. Councilmember Wise said he was pleased that this action is not precedent setting and will be up for review.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Wise, Backous, McGlone, and Tossey. Voting No: None.

7.05: Consider Award of Contract for Improvement Project #10-22, Ramsey Municipal Parking Facility

Public Works Director Olson reviewed the staff report and noted the $4.1 million engineer's estimate resulted in a $2.68 million contract with Knutson, which was competitively bid. He said the City has 60 days to award the contract, after which the City includes bid alternates to give flexibility for both the Council and contractor to construct after August 25, 2011, at a cost to be defined within the different bids.

Councilmember Elvig asked staff to bring all the changes to Council first unless untimely. He said he would like to manage the change orders.

Public Works Director Olson said that would be fine as long as it does not delay the decision-making.

Councilmember Backous suggested delaying this vote.

City Attorney Goodrich suggested tabling the item instead.

Mayor Ramsey said there is no need to table because this is an informational item at this point only and no vote is necessary.

Councilmember Elvig suggested clarifying Council's position more formally.

Public Works Director Olson said that action would not be necessary because Council has the authority to delay action for 60 days.

City Administrator Ulrich suggested a motion to bring this item back in 60 days for formal action.

Motion by Councilmember Wise, seconded by Councilmember Elvig, to bring back consideration of award of contract for Improvement Project #10-22, Ramsey Municipal Parking Facility by August 9, 2011, to award contract without penalty or alternate.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Elvig, Backous, and McGlone. Voting No: Councilmember Tossey.

7.06: Consider Change Order for City Project #10-07, 151st and 152nd Avenues and Florine, Soils and Turf Re-Establishment

City Engineer Himmer reviewed the staff report, adding the current contract outlined importing material through the City but that cost should not be absorbed by the contractor or assessed. He added time and material estimates are outlined as not to exceed $9,000, and the change order will be funded through the public improvement fund.

Councilmember McGlone asked if the residents have been informed of this change order.

City Engineer Himmer said notice was given to the residents last Friday and the contractor is prepared to do the work immediately. He said the notice also offered residents to do the work on their own and receive a credit for the seed of $0.15/sq. ft. or $110.

Motion by Councilmember McGlone, seconded by Councilmember Wise, to approve Change Order for City Project #10-07, 151st and 152nd Avenues and Florine, Soils and Turf Re-Establishment.

Further discussion: Councilmember Tossey confirmed there would be no increase to the residents' assessment.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Wise, Backous, Elvig, and Tossey. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

Schedule

The following schedule was acknowledged:

1) Local Government Officials Meeting - Wednesday, June 29 - Chomonix Golf Course, Lino Lakes
2) City offices will be closed in observance of Independence Day, Monday, July 4

3) There will be no EDA meeting on July 4 - the July meeting has been canceled
4) There will be no Council or HRA Work Session on Tuesday, July 5

Filings Closed for Special Election

City Administrator Ulrich stated that election filings have closed and the ballot will include the following candidates: Brenda Look, Sarah Strommen, Thomas Towberman, and Tim Wrenn. He said the special election will be held on August 16.

Mayor Ramsey encouraged candidates to check with City staff about campaign signage rules.

Events at The Draw

Mayor Ramsey said last week's event at The COR included a wonderful concert by Big Walter Smith, but approximately 100 people attended because of the poor weather. He encouraged residents to attend this week's event featuring sailboat and remote control boats at the amphitheater in The Draw.

State Shutdown

Councilmember Elvig asked if any City operations will be affected if the State government shuts down.

City Administrator Ulrich said the shutdown will have some effect on road construction projects such as a delay in the parking ramp and other roadway projects. He said that while Ramsey does not rely on Local Government Aid, licensing and regulations such as permits through the State will be unavailable, water inspections and private contracting. City Administrator Ulrich stated essential services will be determined and remain in effect, so there are no concerns about health, safety, and wellness matters. City Administrator Ulrich stated the shut down will affect mostly projects and State approval delays, such as Board of Soil and Water Conservation.

Mayor Ramsey encouraged the public to obtain their tabs and licenses from the License Center in case the State government shuts down.

Ramsey Raceway

Councilmember Wise announced that Ramsey Raceway will be open on July 8, which is a slight delay because of the recent rain and weather.

9. ADJOURNMENT

Motion by Councilmember Wise, seconded by Councilmember Backous, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 7:40 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Cathy Sorensen
TimeSaver Off Site Secretarial, Inc.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
3. CITIZEN INPUT 2
4. APPROVE AGENDA 3
5. CONSENT AGENDA 3
6. PUBLIC HEARING 3
7. COUNCIL BUSINESS 4
   7.01: Consider Award of Contract for City Improvement Project 10-25; the Bituminous Paving of Chameleon Street 4
   7.02: Consider Establishment of a Consultant Pool for Overflow Engineering Services ... 4
   7.03: Flaherty & Collins Financing – Third Amendment 4
   7.04: Acknowledge Anoka County's Plans and Specs for the 2011 Construction of a Boat Landing and Fishing Platform. 5
8. MAYOR, COUNCIL AND STAFF INPUT 6
9. ADJOURNMENT 7

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, July 12, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Bob Ramsey Councilmember Randy Backous Councilmember David Elvig Councilmember Colin McGlone Councilmember Jason Tossey Councilmember Jeffrey Wise
Members Absent:	None – Council Vacancy
Also Present:	City Administrator Kurtis Ulrich Deputy City Administrator Heidi A. Nelson Fire Chief Dean Kapler Public Works Director Brian Olson Associate Planner Timothy Gladhill City Engineer Tim Himmer Police Chief James Way City Attorney William Goodrich Development Manager Darren Lazan

1. CALL TO ORDER

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Ramsey.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

City Administrator Ulrich requested Item 7.3 be added: Flaherty & Collins Financing – Third Amendment. He noted it has been approved by the HRA and now needs Council approval. The request is to extend the deadline date.

Motion by Councilmember McGlone, seconded by Councilmember Wise, to approve the agenda as amended.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Wise, Backous, Elvig, and Tossey. Voting No: None.

5. CONSENT AGENDA

Councilmember Elvig expressed concern with item 7.1 Acknowledge Anoka County's Plans and Specs for the 2011 Construction of a Boat Landing and Fishing Platform. He advised the discussion of traffic patterns.

City Administrator Ulrich suggested removing this item from the Consent Agenda and adding the item as item 7.4 Consider Anoka County's Plans for 2011 Construction of Boat Landing.

Motion by Councilmember Elvig, seconded by Councilmember McGlone to approve the following items on the Consent Agenda:

1. Approval for Exemption for a Gambling License for the Anoka County Pheasants Forever at Game Fair.
2. Approve the following Meeting Minutes:
   1) City Council - Regular - May 31, 2011
3. Adopt Resolution #11-07-126 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing received during the Period of June 23, 2011 through July 7, 2011
4. Adopt Resolution 11-07-127 Authorizing 2nd Partial Payment to Dryden Excavating for IP 10-24 Wetland 656 W Outlet
5. Adopt Resolution #11-07-128 Authorizing 2nd Partial Payment to Dryden Excavating for IP #10-32 176th Avenue Culvert Replacement
6. Approve Resolution #11-07-129 Applying for Federal Funding for the Mississippi River Trail
7. Report from Public Works (*Ratify the recommendations of the Public Works Committee regarding the use of pavement reinforcement systems on overlay project, the policy on Turf Establishment Related to City Improvement Project, the Policy for Importing Material into the COR and the Review Summary of Proposals for Profession Engineering Services and Development of a Consulting Pool)*

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Award of Contract for City Improvement Project 10-25; the Bituminous Paving of Chameleon Street

City Engineer Himmer reviewed the staff report.

Motion by Councilmember Backous, seconded by Councilmember Elvig, to award a contract for City Improvements Project #10-25; the Bituminous Paving of Chameleon Street, to Oman Brothers Paving in the amount of $336,000

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Elvig, McGlone, Tossey, and Wise. Voting No: None.

7.02: Consider Establishment of a Consultant Pool for Overflow Engineering Services

City Engineer Himmer reviewed the staff report. He emphasized he is seeking to create an overall pool of consultants rather than employing consultants in each specific area of expertise.

Mayor Ramsey questioned who the decision maker will be to determine which firm is offered the type of work needed at the time.

City Engineer Himmer explained there is approximately $31,000 in the budget for consulting. As projects arise where assistance is needed, staff will send emails to all firms and request a quote. If is more than the budget allows, staff will bring the request to Council.

Councilmember Backous requested there be a review process implemented through Public Works to evaluate the consultant pool.

Public Works Director Olson agreed to the review process.

Motion by Councilmember Elvig seconded by Mayor Ramsey, to authorize staff to create a consultant pool for overflow engineering services, and bring items to the Council for approval as needed, and create a review process in one year

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, McGlone, Tossey, and Wise. Voting No: None.

7.03: Flaherty & Collins Financing – Third Amendment

Community Development Director Lazan noted the HRA and the Council are parties to this Agreement. There are two key dates: July 15 is the last day Flaherty can opt out. August 15 is the date of closing. The request is to move each date out 30 days. He stated this case is expected to be before the HRA before the end of the month for a fourth amendment.

Councilmember Tossey questioned whether the fourth amendment would be in response to the financing or the key dates.

Community Development Director Lazan answered it would be a revised structured deal, depending on the direction of the HRA and Council.

Mayor Ramsey confirmed this request is a formality.

Community Development Director Lazan confirmed this request is to keep the agreement in place.

Councilmember Elvig stated there are a lot of components to this, and to complete them in 30 days is optimistic. He suggested moving the dates another 30 days out.

Community Development Director Lazan responded this is an aggressive date and it was set in order to keep the item moving. He stated he would be in favor of a longer extension but then it would need to be brought before the HRA for execution. He said the deadline is too close to implement that process

Motion by Councilmember Wise, seconded by Councilmember McGlone to extend the dates of the Agreement 30 days.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, McGlone, Backous, and Elvig. Voting No: Councilmember Tossey.

7.04: Acknowledge Anoka County's Plans and Specs for the 2011 Construction of a Boat Landing and Fishing Platform.

Public Works Director Olson explained the Joint Powers Agreement was approved by the Council. He stated it is the intention to use Traprock until the development of the park is achieved. An entrance from Ramsey Boulevard could be a possibility in the distant future. An open house was held at the Municipal Center, where the Master Plan was discussed and how this boat landing would fit into it. He mentioned the City is loaning the money to the County to be paid back when they apply for funds through Met Council. The request is to approve the plans and specs for the landing and the fishing platform.

Councilmember Elvig expressed concern with the amount of room to navigate in the parking lot. While someone is landing their boat, they could easily be in the way of someone wanting to launch their boat.

Public Works Director Olson explained this is the beginning of the plans for the Landing. Anoka County designed this, and it is their land. He offered to forward the comments to the County.

Discussion took place regarding the size of the lot and potential traffic issues. Further discussion took place on whether the handicap stall is needed and where a boat could be parked to remove weeds from it.

Public Works Director Olson stated due to the expressed concerns, it could be beneficial to have the County attend our next regularly scheduled Council meeting. He also noted the Council is invited to look at the plan anytime at the County offices.

City Administrator Ulrich cautioned that timing is tight. This is a high priority in order to get this started and finished this year. He acknowledged the concerns are valid and they will be passed along to the County.

Motion by Mayor Ramsey, seconded by Councilmember McGlone, to acknowledge Anoka County's Plans and Specs for the 2011 Construction of a Boat Landing and Fishing Platform.

Further discussion: Councilmember Tossey expressed concern in the possibility of adding costs to the project. He raised the issue of snow storage.

Public Works Director Olson noted there is no curb on this plan. The roundabout, or the median, is the infiltration basin which helps to treat the water before it is discharged. Due to their previous experiences, he explained they do not want to have people parking that may block the route of others. He also noted the DNR permits were null and void during the State shut down, which could affect the dates in this project.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Elvig, Jeffrey, McGlone, Tossey, and Wise. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

Meeting with PCA

City Administrator Ulrich noted the Mayor and Staff met with the staff from the Pollution Control Agency. He stated they discussed the utilization of land in the vicinity of the closed landfill and the future of that area. Discussions took place in the last several years regarding this piece of land. This issue will continue to move forward, and he said he would bring the ideas back to the Council.

Impacts w/re to State Shutdown

City Administrator Ulrich explained the impacts to the City of the State shutdown. The road reconstruction projects are on hold. He said the Alpine and Sunfish project is moving ahead, but Anoka County can continue to move forward with it until the end of July. In terms of City services, the impact has been minimal. The most difficult area is if a project needs State approval, it can run into difficulties.

Update on Storm Clean-up

Public Works Director gave an update on the large storm event in the last week. He said the residents have been given one week to get their tree debris to the curb, and a contractor was hired to help handle the debris. The City did enter a state of emergency. He said one of the most frequently asked questions is whether tree disposal sites that had been used in 2005 could be used. He said it is not a service that will be offered this year. The other frequent question is whether the boulevard trees will be replaced. He stated there is a budget, and some trees can be replaced. The boulevard trees will be replaced when that activity fits within the normal budget. He advised citizens to call the City for a list of contractors. They should make sure the contractors they choose are bonded and licensed.

Fire Chief Kaplar stated the debris can be brought to the City's site and burned, and there is usually a $25 permit fee. He requested the Council waive that fee for 30 days.

Motion by Councilmember Wise, seconded by Councilmember Elvig, to waive the permit fee for burning debris for a period of 30 days.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Elvig, Backous, McGlone, and Tossey. Voting No: None.

Fire Chief Kaplar stated a recreational fire is 20 feet. There are no restrictions; however, he noted pine trees create a lot of smoke, and if that smoke is seen by an employee they will respond.

Farmers Market/The Draw Events

City Administrator Ulrich reminded the public that The Draw summer series event continues. The farmers market is open as well.

Soccer Tournament

Councilmember Backous stated the Northern Lights Soccer Club is hosting the boys' tournament. There will be several thousand people will be coming to Ramsey, and volunteers are needed for various positions.

9. ADJOURNMENT

Motion by Councilmember Backous, seconded by Councilmember Wise, to adjourn the meeting.

The regular meeting of the City Council adjourned at 7:47 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.

CITY COUNCIL SPECIAL MEETING
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a Special City Council Meeting on Tuesday, July 19, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember Colin McGlone
Councilmember Jason Tossey
Councilmember Jeffrey Wise

Members Absent: None – Council Vacancy

Also Present: City Administrator Kurtis Ulrich
City Engineer Tim Himmer
Public Works Director Brian Olson

1. CALL TO ORDER

Mayor Ramsey called the Special City Council meeting to order at 7:00 p.m.

2. CITIZENS INPUT

None.

3. APPROVE AGENDA

Case 4.2 was moved to Case 4.1. The agenda was approved, as amended.

4. COUNCIL BUSINESS

4.1: Consider Purchase of a Drainage and Utility Easement at 16259 Coquina Street Related to the 2011 Street Maintenance Program

City Engineer Tim Himmer reviewed in the staff report the resident, Benjamin Brent at 16259 Coquina is open to the discussion of an easement or a right of entry and staff is presenting this to see if the Council is interested in pursuing this.

Mayor Ramsey stated if we are going to put water there then we are going to need the easement.

Councilmember McGlone stated it appears to him that there is more than one affected property.

City Engineer Himmer responded the easement area shown is large, this is an isolated area.

Councilmember Wise asked would it increase the amount of water in there and if this would change any drainage pattern.

City Engineer Himmer reviewed that it wouldn't because the outlet is buried.

Mr. Brent commented to the discussion of water problems is only temporarily with a decent rain, because it is very sandy.

Councilmember McGlone asked about the water elevations.

City Engineer Himmer stated today the water does not impact the low lying area adjacent to his property.

Consensus is to put this on the next available works session agenda for further discussion.

4.2: Consider Award of Contract for City Improvement Projects 11-01 through 11-06, 2011 Street Maintenance Program

City Engineer Himmer reviewed the staff report.

Public Works Director Olson wanted to comment from the staff report that staff was concerned when only one bid was received for Division B, so staff took the opportunity to talk to the paving company, and they responded the state shutdown was affecting this and people are afraid to bid.

Mayor Ramsey stated that is the point, did we not get the best price because everyone is afraid to bid.

Public Works Director Olson responded, this could be, the State could come back, and they would have so much work, and they would say now we know what we have for workload, we are going to bid, but we are going to bid high.

Motion by Councilmember McGlone, seconded by Councilmember Tossey, to approve Resolution #11-07-129A awarding contract for City Improvement Projects 11-01 through 11-06 to Astech for Division A in the amount of $288,937.40 and North Valley Paving for Division B in the amount of $276,664.34.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Tossey, Backous, Elvig, and Wise. Voting No: None. Absent: None

COUNCILMEMBER/STAFF INPUT

None

5. ADJOURNMENT

Motion by Councilmember Tossey, seconded by Councilmember Backous, to adjourn the Special City Council Meeting.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Tossey, Backous, Elvig, McGlone and Wise. Voting No: None.

The Special City Council Meeting was adjourned at 7:18 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Jo Ann M. Thieling
City Clerk

Drafted by Mary Jo Warner
City of Ramsey Public Works Secretary

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, July 19, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Bob Ramsey Councilmember Randy Backous Councilmember David Elvig Councilmember Colin McGlone Councilmember Jason Tossey Councilmember Jeffrey Wise
Member Absent:	Council Vacancy
Also Present:	City Administrator Kurtis Ulrich Deputy City Administration Heidi Nelson Public Works Director Brian Olson Finance Director Diana Lund Senior Planner Tim Gladhill Management/Planning Intern Patrick Brama

CALL TO ORDER

Mayor Ramsey called the City Council Work Session to order at 7:20 p.m.

APPROVE AGENDA

Case 2.5 moved to Case 2.1. The agenda was approved as amended.

COUNCIL TOPICS FOR DISCUSSION

Case 2.1 Update on Resident Survey for Long Term Road Maintenance

Himle-Horner representative Chuck Tombarge was present to go over the key findings and review some conclusions and recommendations:

Mr. Tobarge stated they started the survey with some general questions to get them into the issue. The first question was how you would rate the quality life in Ramsey. Ninety-three percent considered their life here in Ramsey either excellent or good.

Another question, what they most like about living in Ramsey, was an open ended question and 30% responded rural open spaces, quiet and peaceful, small town feel of the city.

Another open ended question was; what do you think the most serious issues are facing Ramsey. Thirteen percent responded street maintenance; The COR project was about the same. Other issues were high taxes, lack of business, budget problems, from city decisions to crime, all of which received low percentages.

They also tested value of City services. When asked would you consider taxes paid to the city of Ramsey and the quality of services how do your rate the value - 59% excellent to good. 35% fair, 3% poor.

Mr. Tombarge stated then the questions were switched to streets and roads. When asked about 5 separate components, most felt strongly that the width of the streets are good. The overall quality of roads rated fair. When asked about the quality of streets compared to neighboring cities, this rated positive. Also when asked about the City responsiveness to resident needs, most felt the City was responsive to needs. Safety features such as signage, lighting sidewalks were an overall good impression of streets and roads.

When provided a description of current challenges and asked do you think there is a need for developing a long term policy and funding policy, 73% strongly responded yes.

When asked if a dedicated property tax were to pass for this purpose, 42% were in support, 50% responded they were not in support.

When asked about the assessment option, 19% support it, 77% do not.

Mayor Ramsey's observations is they understand the needs and the problems and if he was to answer these questions, if he didn't know what he knows now, he would answer the same way.

When asked about a property tax levy based on property value payable for a long term. 39% responded they support it, 57% were in opposition.

The strongest support, 52% feels Ramsey offers an excellent quality of tax.

Councilmember Backous asked about the numbers surveyed and does this allow them the confidence that these are true across the City.

Mr. Tombarge responded generally yes, the reason why they choose a 300 number sample and the way they managed the sample, should give them a good amount of certainty among the demographics.

When asked about the franchise fee: 49% support it, 47% oppose it.

Mr. Tombarge stated the strongest level of support was the franchise fee over the other two options.

When asked should the City install sidewalks when reconstructing the roads, 61% responded no 37% responded yes. 12% were strongly opposed.

Mr. Tombarge stated the next section of the survey they begin to test some of the key reasons for supporting and opposing of five potential arguments that could be used by us.

The statements of support did pretty well. 74% felt insuring the safety of pedestrians and drivers.
69% thought a good reason was to spread out the costs.
68% thought a good reason was to reduce the delay and avoid higher cost.
67% agreed it was important for attracting residents, businesses and jobs.
64% felt fairly distribute costs to all property owners

Mr. Tombarge explained they then tested statements that could be used in opposition of the policy.

The most compelling against the policy was, because of the economy, residents just can't afford to pay more.
53% felt the streets are fine the way they are.
51% feels the city should focus on other priorities.
46% believes the city should be better using the existing money they have.
42% believes a policy would take away the power to petition or stop projects.

The final question they asked before they got into the demographics was how residents get information of what the City does; this was an open ended question. 54% responded the City Newsletter, local newspaper 19%, City website 7%.

Mr. Tombarge explained, in conclusion, what does this survey tell us in terms of this policy and communication needs.

First of all street maintenance is a concern for residents. The majority feel good about existing roads and maintenance. There is strong support for creating a long term policy. The short coming is the funding options have sizeable opposition with the franchise fee having the strongest support. The safety statements were among the most convincing.

Councilmember Wise had an observation that the phone survey had about a 12% opposition in some categories, when we go to public meetings it is not the people in favor of someone showing up and being negative, when we take the next step, that has to be measured.

Councilmember McGlone stated people commented favorably on roads, sidewalks and such would be very good for the local economy and kind of offsets this in his mind.

There was discussion that the survey shows that the roads seem fine now, but how are they going to be ten years from now. The discussion continued with keeping photographic evidence, video.

Councilmember Backous feels it should be about educating the residents.

Mayor Ramsey stated the survey is good but he thinks there is a certain amount of the 300 residents that were surveyed may not necessarily care because they may not plan on being here in 3 to 4 years.

The final recommendations of Himle Horner is first suggesting to select a range of options and goals, perhaps 2-3 options and a do nothing option. Formulate clear descriptions of these options.

Third prepare and implement a public communications and outreach plan.

Fourth review public comments and input and formulate a decision on a City policy.

Mayor Ramsey wanted to know is there a breaking point and how much do you involve the public.

Mr. Tombarge responded that they take that into account when they develop a plan.

Councilmember Backous commented he is afraid that we are going to put too many options out there, he would prefer to educate the people, he thought this survey should be used to fine-tune what we have.

Councilmember McGlone stated the current policy is the do nothing policy, so we can limit it to three with that. It is kind of the same anyway. The other one he saw was the franchise fee.

Mayor Ramsey stated because 54% of the people read the Ramsey Resident newsletter he would like to make it more enticing for them to read the articles we want them to read.

Councilmember Tossey thinks the people that were commenting that they feel our roads are fine are not being backed up on Ramsey roads; they are used to driving the busier roads.

Councilmember Wise suggested maybe a Charter Amendment; he would like to see it being rock solid money only used for road reconstruction.

Consensus was in agreement with the Himle Horner recommendations. No final decisions will be made at this meeting.

Finance Officer Lund discussed the franchise fee.

Mayor Ramsey would like to see a plan, prior to what we are going to do. He would like to inform the residents of how much we will bring in by doing all this.

2.2 Review City Owned Land Inventory

Management/Planning Intern Patrick Brama reviewed in the staff report four map areas for review.

Councilmember Elvig asked about the open space map and the large parcel over along the west.

Senior Planner Gladhill responded that is the Trott Brook Greenway corridor.

Councilmember Elvig stated we don't have control over it and asked if it is dedicated for non construction.

Director of Public Works Olson explained some were acquired in combinations of tax forfeit, with federal grant LCMR, all of them are wetland. There are trails in certain locations.

Mayor Ramsey asked could we also do an analysis of land that we don't maintain and will this be important in the future.

Councilmember Elvig stated what he is most interested in is what is a buildable piece of land that holds most value that we are not utilizing.

Management Planning Intern Patrick Brama reviewed the next map being wetland, which may answer some of the Council's previous questions.

Public Works Director Olson reviewed on the PowerPoint map that with a pond, that is a buildable site, but one would have to relocate the pond.

Public Works Director Olson stated that a lot of time has been put into this by the Management Planning Intern, but a lot of work still needs to be put into this, and to first identify those properties that are available for sale.

Management Planning Intern Brama proceeded with the tables available in the packet. With the lowest restriction, that table has about eight properties in The COR area. Second category reviewed has some restrictions and the third table had foreseeable restrictions.

Management Planning Intern Brama began discussing dedicated vs. undedicated property.

Mayor Ramsey asked about one of the little parks on the map and felt it is not even a developable piece.

Senior Planner Gladhill asked are we going to go after dedicated parks and do you want to go through that process and from there, would you like that other parcels be identified for future study.

Mayor Ramsey asked even though it is dedicated park could we use that for wetland mitigation.

Public Works Director Olson responded even though it is dedicated he doesn't think we couldn't use it for wetland mitigation.

Councilmember Wise stated he does like the idea of some of these lands are owned as dedicated parkland maybe some of the neighbors would want to purchase these.

Councilmember McGlone discussed when you have your dedicated lands, somewhere in the law it has to go back to who dedicated it to you and it may not be feasible.

Councilmember Backous stated we have to decide what steps to go through in deciding dedicated.

Deputy City Administrator Nelson asked Mayor and Council if there is a desire to liquidate properties and how do we go about doing that and how soon do they want to act upon this.

Councilmember McGlone asked about the statues about liquidating property.

Deputy City Administrator Nelson stated we would have to pass an ordinance on sale of land and would need to look into this more.

City Administrator Ulrich stated staff could bring back some policy objectives that would be an important piece of what we are trying to achieve.

2.3 Council Dias

Management/Planning Intern Brama reviewed the two options of correcting concerns expressed about the Council Dias.

Mayor Ramsey wanted to incorporate some ideas he had. One of which the monitor stands could be taken off and dropped down. He also stated that some of the monitors should be eliminated altogether.

Councilmember McGlone's comments were to fix the armrests on the chairs and he can't find any reason to support this.

Councilmember Elvig is in support of this and would like to move the Dias down.

Councilmember Tossey stated he is not in support of anymore spending on Council chambers.

Deputy City Administrator Nelson reviewed the original construction decisions of the Dias.

Councilmember Backous expressed support of this.

Councilmember Wise stated if you are going to fix it then fix it.

City Administrator Ulrich wanted to make a correction that the funding source is coming from the equipment revolving fund

Councilmember Tossey asked about the possibility of using the QCTV fund.

Consensus of the Council is to start with dropping the Dias at staff's discretion and then decide whether to take the floor out and whether to raise or lower the top.

2.4 2012 General Fund Budget

Finance Officer Lund reviewed the staff report.

There is about a $505,000 increase with a difference of about a net of $365,000.

Included in the revenue is also a decrease in engineering of billable time related to engineering projects of about $239,000.

Public Works Director Olson wanted to expand on this being that in the past a lot of the billable time was with planning projects so it has been difficult because we don't have approved CIP projects. It was estimated very conservatively a number for the street maintenance program due to the uncertainty of the street reconstruction initiative. That is why it was estimated conservatively in this upcoming year and in order for this to be more consistent from year to year the smart thing would be to create some sort of equalizing fund, or public improvement revolving fund so that we can keep the same level of revenue coming in each year.

City Administrator Ulrich stated there are a couple key questions that staff is looking for answers for by the council in terms of policy - one is tax rates, secondly one time money $603,000 leaves us with hole next year the following year that hole will be made up with the certifications and TIF districts going off and we see this as a two year issue.

Councilmember Tossey suggested that perhaps the $29,000 for the Environmental Coordinators position could come from the Landfill Trust Fund, which could save that amount out of the general levy.

Councilmember Backous would like to have a discussion on the EDA.

Mayor Ramsey expressed concern with keeping property tax at zero increase. He is asking to open this up for discussion or consensus on this.

Councilmember McGlone would like to see taxes go lower.

City Administrator Ulrich asked if the Council could anticipate having a franchise fee in place by 2012.

Public Works Director Olson is concerned about putting some projects in jeopardy

Councilmember Tossey is not sure if he is in favor of the franchise fee.

Mayor Ramsey stated the goal is to get to zero on tax increase.

Chairperson Elvig asked about development fees.

2.5 City Maintenance of RALF Properties

Finance Office Lund reviewed the staff report and stated Mr. Sharp is in agreement with what staff imposed.

Finance Office Lund stated that what is being asked for tonight is if Council in agreement with painting of NAU building and also the Midwest Car Care sight.

City Administrator Ulrich recommended we continue with maintenance.

Mayor Ramsey asked if we can't use rent revenues to offset revenues on other properties then he would like to go to the legislature to get that changed because with all these properties how do we maintain them.

Councilmember Wise wondered if we can explore a way of something on the outside source to manage these properties.

Mayor Ramsey would like to have the maintenance department monitor the building once a week for repairs.

City Administrator Ulrich stated we will continue to monitor that but right now staff is asking to move forward with contract.

Councilmember Elvig would like to quantify the bids, if they are bid at mowing once, or three times a month.

Finance Officer clarified that it would be maintained every ten days.

Mayor Ramsey suggested skipping the fertilizing and weed control.

Consensus was to move forward with the paving and go with the lowest bid.

MAYOR, COUNCIL AND STAFF INPUT

None.

ADJOURNMENT

Motion by Councilmember Elvig and seconded by Councilmember Wise to adjourn the meeting.

Motion carried. All voted in favor.

The City Council work session adjourned at 9:55 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Jo Ann M. Thieling
City Clerk

Drafted by Mary Jo Warner
City of Ramsey Public Works Secretary

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, July 26, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Bob Ramsey Councilmember Randy Backous (arrived 5:34 pm) Councilmember Colin McGlone Councilmember Jason Tossey Councilmember Jeffrey Wise
Absent:	Councilmember David Elvig
Also Present:	City Administrator Kurtis Ulrich Deputy City Administrator Heidi Nelson Finance Officer Diana Lund Fire Chief Dean Kapler Economic Development/Marketing Manager Backman Parks Supervisor Mark Riverblood City Engineer Tim Himmer City Attorney Bill Goodrich Street Supervisor Grant Reimer Development Director Daren Lazan Senior Planner Tim Gladhill

CALL TO ORDER

Mayor Ramsey called the City Council Work Session to order at 5:34 p.m.

APPROVE AGENDA

The agenda was approved as submitted.

COUNCIL TOPICS FOR DISCUSSION

1) Review Duties Assigned to Planning Commission and Board of Adjustment

Senior Planner Gladhill reviewed the staff report. He suggested if staff is interested, this can be brought forward at the next Planning Commission/Board of Adjustment meeting.

Mayor Ramsey and Councilmember Wise stated they approved of preparing a discussion.

Senior Planner Gladhill pointed out this arrangement may reduce workload.

Mayor Ramsey questioned whether Council can override the Planning Commission.

Senior Planner Gladhill responded it could. He added the Council disagreed with the Planning Commission very few times, and it was never a disagreement with a project in total; only an item or two within the project.

Councilmember Wise asked how much time would be saved.

Senior Planner Gladhill replied it would save a couple of hours. It takes time to edit and distribute the minutes, approve the agenda, and to elect new officers as needed.

Consensus was reached to approve a discussion be prepared to assign tasks of the Board of Adjustment and Appeals to the Planning Commission.

2) Review Park Dedication Proposal for future Northfork Plat

Parks Supervisor Riverblood reviewed the staff report.

Mr. Dennis Peck of Northfork Inc. clarified that at this point, he is exploring what can and cannot be done with that property. He said they are not proposing immediate development; his company is interested in determining what the City's plans are with that property and the property that was previously dedicated. These discussions have been going on since 1989. Under the requirements of the park dedication requirements for the 30-acre parcel with less than one lot per acre, he noted they would be dedicating 3 acres. He said they have questions about the overage of about two acres. He noted they do have an interested buyer, and this prompted them to look at alternative uses. He indicated he has to report back to a Board, and reiterated this is exploratory at this point.

Parks Supervisor Riverblood stated in addition to having this set aside for developing at some point, a park should be easily accessed. This does have a large power line along Alpine. There will be a 50-foot encumbrance. This may not be the best use for residential.

Mayor Ramsey stated he is not interested in a large park on this plot.

Councilmember McGlone commented he prefers to have better parks; not more parks. The City would not want to lose the trail that follows the lake.

Mr. Peck responded that trail is deeded and will remain.

Senior Planner Gladhill noted the parcel is currently zoned as park. Any other uses have to go through Planning and Zoning, and the Comp Plan.

Councilmember Wise inquired if the City can obtain the parcel, and not use it as dedicated parkland. He asked if there is a County assessment of what it is worth.

Mr. Peck replied the parcel can be acquired, and not used as dedicated parkland. He explained it is assessed at $330,000 a year. He said his company is paying $6,000 per year.

Councilmember Tossey stated he has not issues with moving forward. He stated he does not want to see a full park program in there before the City explores using some of the lots for building.

Mr. Peck stated Northfork does not have an interest in deeding the property to the City, and then having the City develop it for something other than parkland. He noted Northfork has a long-standing commitment that this will be park.

City Administrator Ulrich stated the most valuable part of the parcel is the trail and the City prefers to retain the access rights to it and the shores of Lake Itasca. He added the City should discuss whether the parcel should be used for ball fields, or whether a cash donation is appropriate to use to build up other parks.

Consensus was reached to allow staff to continue discussions with Northfork Inc.

3) Consider Lease Terms for Dennis Sharp for Properties at 6701 and 6745 Hwy 10

Finance Officer Lund reviewed the staff report. She stated Mr. Sharp agreed to the rental terms of a total annual rent of $44,004. He made a request to install a fence at the City's expense. He will address this issue separately.

City Administrator Ulrich indicated staff did not recommend installing a fence.

Mr. Dennis Sharp, tenant at 6704 and 6745 Hwy 10, stated he was seeking permission to erect a fence. He noted the neighbor, at times, stores items that are in the way of getting vehicles out from the back. The fence would help deter that.

Fire Chief Kapler stated Mr. Sharp's operation is a high fuel load, and there are no sprinkled buildings. He explained access is critical for fire crews to get there. A fence would be a detriment. He noted it is becoming congested now to get emergency vehicles through.

Mayor Ramsey suggested staff work with Mr. Sharp to draft an agreement of where tenants' property can be stored.

Mr. Sharp stated he did not realize the fence would impede emergency vehicles. He said he could work within any restrictions for putting up a fence.

Councilmember McGlone expressed concern with one-year termination clause in the lease.

City Administrator Ulrich explained that is favorable for the City.

City Attorney Goodrich noted the tenant requested that clause be added.

Councilmember McGlone explained since Mr. Sharp is a seasonal renter; it seems this clause specifying a year's notice is a long time. He questioned whether a six-month lease may be more appropriate.

City Administrator Ulrich stated one of the issues is that the lease expires in July, and this is a six-month operation. The lease dates could be changed to accommodate the seasonal schedule so the lease is not terminated in the middle of the season.

Mr. Sharp requested if the City is going to cancel the lease that they could notify him in early spring so his clients are aware early enough to not return that fall.

Mayor Ramsey suggested the lease dates run from January 1 to December 31.

City Administrator Ulrich stated if there is agreement on the lease amount, the item can move forward to the Council meeting. It is on the consent agenda at the meeting and it can be approved there, dependant on Mr. Sharp's approval and the City Attorney's approval.

4) Discuss Potential Lot Split at 14760 Bowers Dr NW

Senior Planner Gladhill reviewed the staff report.

Councilmember McGlone stated the split lot seems to fit into the neighborhood. He said he does not see a reason to disapprove

Councilmember Wise clarified the owner's house is on one side of the property.

Sandra Porter, 14760 Bowers Dr. NW, replied her house is one side.

Mayor Ramsey questioned if that house would be demolished.

Ms. Porter answered in the affirmative.

Senior Planner Gladhill noted there have been discussions regarding the DNR's role. They do not have the final ability to act on this. They can discuss and offer an opinion.

Consensus was reached to direct the tenant to further explore this item. Direction was made to the applicant to seek an opinion on demolishing the house.

5) Consider Acquisition of Drainage and Utility Easement at 16259 Coquina Street NW (portions of this discussion may be closed to the public.)

City Engineer Himmer stated he would review a potential offer in the closed meeting.

Motion by Councilmember Backous, seconded by Councilmember Wise, to move to closed session.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Wise, McGlone, and Tossey. Voting No: None. Absent: Councilmember Elvig.

The Special Council meeting moved into a closed session at 6:25 p.m.

The closed session ended at 6:40 p.m. The meeting was opened back up to the public at that time.

6) Consider Closed-Circuit Programming for Lobby of Municipal Center

Deputy City Administrator Nelson reviewed the staff report.

Mayor Ramsey stated he sits on the Board of the Ramsey Foundation. He stated the direction was to provide programming on the existing screen, and possibly add another in the hall where clients wait for the service center.

Councilmember Tossey commented some of the proceeds could be used for the dais. He also mentioned the price of the screens in the staff report seems high.

Deputy City Administrator Nelson explained it is a State bid contract, and the bids were from the company that installed them in other rooms in City Hall.

Mayor Ramsey and Councilmember Backous stated they agreed with this proposal.

City Administrator Ulrich pointed out more advertising funding can be generated if there are screens in the two highest traffic areas.

The consensus was to install a screen in the lobby for close circuit programming. The possibility of installing a screen in the hallway would need more discussion.

7) Briefing on Rail Station Funding

City Administrator Ulrich updated the Council on the funding by the County for the Rail Station. Projects will start being brought forth for approvals. The funds are budgeted out of TIF funds. He stated the City is hoping to get $4 million from the Met Council and other sources. He said the project is planned to move forward, at this point.

Councilmember Tossey asked if there was a possibility that the Met Council may choose not to give all the money they proposed.

City Administrator Ulrich confirmed it is a possibility.

Mayor Ramsey noted when the resolution was passed it was a general understanding that the skyway was included in that amount, but it was not.

City Administrator Ulrich indicated the County needs reassurance that the City is still committed to the project.

Consensus was reached that the City is committed.

FUTURE TOPIC FOR DISCUSSION

1) **Review Future Topics/Calendar**

City Administrator Ulrich noted there is a meeting with Mr. Deal tomorrow, and three Councilmembers are required to attend.

MAYOR, COUNCIL AND STAFF INPUT

None

ADJOURNMENT

Motion by Councilmember Tossey, seconded by Councilmember Wise, to close the work session

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Tossey, Wise, Backous, and McGlone. Voting No: None. Absent: Councilmember Elvig.

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
3. CITIZEN INPUT 2
4. APPROVE AGENDA 3
5. CONSENT AGENDA 4
6. PUBLIC HEARING 4
   6.01: Public Hearing to Consider Adoption of Assessment Roll for City Improvement Project 11-21, Bunker Lake Boulevard and Armstrong Boulevard 4
7. COUNCIL BUSINESS 6
   7.01: Consider Award of Contract for Engineering Services to Complete the Required Armstrong Boulevard Improvements Related to the Proposed Sunwood Drive Realignment 6
   7.02: Authorization of the Issuance of General Obligation Bonds, Series 2011A for the Construction Upgrade of Bunker Lake Boulevard/Armstrong Boulevard 6
   7.03: Consider Acquisition of Drainage and Utility Easement at 16259 Coquina Street NW (Removed; discussion unnecessary) 7
   7.04: Introduce Ordinance to Amend city Code Section 117-53 Entitled Variances 7
   7.05: Community Sign Policy 7
   7.06: Review August Meeting Calendar 7
   7.07: Consider Lease Terms for 6701 and 6745 Hwy 10 Properties with Sharp & Associates, LLC 7
8. MAYOR, COUNCIL AND STAFF INPUT 8
9. ADJOURNMENT 9

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, July 26, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Bob Ramsey Councilmember Randy Backous Councilmember Colin McGlone Councilmember Jason Tossey Councilmember Jeffrey Wise
Members Absent:	Councilmember David Elvig Council Vacancy
Also Present:	City Administrator Kurtis Ulrich Fire Chief Dean Kapler Senior Planner Timothy Gladhill City Engineer Tim Himmer Police Chief James Way Planning Intern Patrick Brama Street Supervisor Grant Reimer City Attorney William Goodrich

1. CALL TO ORDER

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:00 p.m., and led in the Pledge of Allegiance to the flag.

2. PRESENTATION

Following the approval of the Consent Agenda, which includes the approval of the end of probationary period, firefighter Joshua Diekow was presented.

3. CITIZEN INPUT

Helen Kamrowski, 16756 Sodium Street, Ramsey, stated she has a flooded house. She requested information to file a claim. She explained they have had three floods and there is still standing water in the front and back yards of her home.

City Engineer Himmer said he will give an update at the end of the meeting relating to flooding city wide. He noted in the short term, staff discussed creating a ditch. This cannot be solved for

the long term at this point. He noted there is $20,000 in the budget annually for storm water fixes. He explained this case will be presented to the Council, as they are the most interested in how to move forward with a claim for their insurance.

Ms. Kamrowski indicated her insurance won't cover this, because they have labeled it a flood.

Mayor Ramsey asked when the City was first notified.

Ms. Kamrowski answered on the 19th of July. Staff visited the next day.

City Engineer Himmer noted there are many photos. This is an unfortunate, and unlikely, instance where the water got into the structure.

Ms. Kamrowski informed the Council her neighbors helped get furniture out of the finished basement. Now it is just a shell. The water is coming into the basement through the bricks. They have been working on getting the water out daily. She stated they have resealed the basement, and the water still comes in.

Discussion took place whether sandbagging or pumping could help.

Mayor Ramsey said it was clear the water table is to the bottom of the slab. It is coming through the floor. It is not coming through the walls.

City Administrator Ulrich stated the City could do what they can with the resources available. The property damage will be referred to the City's insurance company. He asked the Kamrowskis to submit a detailed claim to the City which could then be turned into the City's insurance.

City Engineer Himmer stated staff will continue to monitor the situation and apprise the Council as needed.

4. APPROVE AGENDA

City Administrator Ulrich read a statement from Councilmember Elvig. Councilmember Elvig's letter explained he was absent due to his son's semi final game in soccer. He was supporting his son and the team. His team is winning in the tournaments.

City Engineer Himmer notified the Council that Item 7.3: Consider Acquisition of Drainage and Utility Easement at 16259 Coquina Street NW, would be removed from the agenda, as there is no discussion needed.

Mayor Ramsey stated Items 7.1 and 7.2 will be reversed in order to accommodate the consultant who is present for that item.

Motion by Councilmember McGlone seconded by Councilmember Backous, to approve the agenda as amended.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Backous, McGlone, Tossey, and Wise. Voting No: None. Absent: Councilmember Elvig.

5. CONSENT AGENDA

City Administrator Ulrich stated former item 5.02: Consider Lease Terms for 6701 and 6745 Hwy 10 Properties with Sharp & Associates, LLC is moved to Item 7.07 under Council Business.

Motion by Councilmember Wise, seconded by Councilmember Tossey, to approve the following items on the Consent Agenda:

5.01 Request for a Conditional Use Permit to Conduct Motor Vehicle Sales in the B-2 Business District on the Property Located at 6740 Highway 10 NW; Case of Tri Star Enterprises

5.02 ~~Consider Lease Terms for 6701 and 6745 Hwy 10 Properties with Sharp & Associates, LLC~~ **(Placed on Regular Agenda)**

5.03 Adopt Resolution 11-07-130 Authorizing Partial Payment to Douglas-Kerr Underground LLC for IP 11-21 Armstrong and Bunker Lake Blvd Improvements.

5.04 Adopt Resolution #11-07-131 Authorizing Partial Payment to W. Gohman Construction Co. for IP 10-23 East Meandering Commons Park

5.05 Adopt Resolution #11-07-132 Authorizing Partial Payment to Rum River Contracting for IP 10-07 Alpine/Roanoke Street Improvements

5.06 Adopt Resolution #11-07-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received during the Period of July 8, 2011 and July 20, 2011

5.07 Report from the Personnel Committee

1) Consider a Resolution Ending the Probation of a Paid-On-Call Firefigher - *Ratify the recommendation of the Personnel Committee and adopt Resolution #11-07-134 Ending the Probation of a Paid-On-Call Firefighter.*
2) Consider a Resolution to Authorize Hiring Paid-On-Call Firefighters – *Ratify the recommendation of the Personnel Committee and adopt Resolution #11-07-135 Authorize Hiring Paid-On-Call Firefighters.*

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Tossey, Backous, and McGlone. Voting No: None. Absent: Councilmember Elvig

6. PUBLIC HEARING

6.01: Public Hearing to Consider Adoption of Assessment Roll for City Improvement Project 11-21, Bunker Lake Boulevard and Armstrong Boulevard

Mayor Ramsey closed the regular portion of the City Council meeting at 7:15 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Ramsey called the public hearing to order at 7:15 p.m.

Presentation

City Attorney Goodrich reviewed the staff report. He noted a representative from Hageman Holdings LLC is present and may be asked to speak.

City Attorney Goodrich explained the bonds have not yet been sold, which prohibits knowledge of the interest rate. The Bond will be sold August 9. Since the case was prepared, the owner has agreed to eliminate a portion of the resolution due to a portion not listed in the assessment agreement. The function of the Council is to adopt the assessment roll, which is $1,701,077.34.

Citizen Input

There was none.

Motion by Councilmember Backous, seconded by Councilmember Wise, to close the public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Wise, McGlone, and Tossey. Voting No: None. Absent: Councilmember Elvig

The public hearing was closed at 7:24 p.m.

Council Business

Mayor Ramsey called the regular City Council meeting back to order at 7:24 p.m.

City Attorney Goodrich noted there have been changes to the Resolution in paragraph 2, and paragraph 3 was simplified.

Finance Director Lund agreed with the changes.

Motion by Mayor Ramsey, seconded by Councilmember Wise, to adopt Resolution 11-07-136 which Resolution is adopting the Assessment Roll for City Public Improvement Project 11-21 as amended.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Backous, McGlone, and Tossey. Voting No: None. Absent: Councilmember Elvig

7. COUNCIL BUSINESS

7.01: Consider Award of Contract for Engineering Services to Complete the Required Armstrong Boulevard Improvements Related to the Proposed Sunwood Drive Realignment

City Engineer Himmer reviewed the staff report. He explained this would be necessary under the interchange work, and the dollar amount had been considered in the interchange project. The funds are from State Aid, reimbursed through TIF 14.

Motion by Councilmember Wise, seconded by Councilmember McGlone, to award an engineering services contract to WSB & Associates in the amount of $35,290 to complete the required feasibility study items, AUAR traffic updates, and conceptual layout of the realign Armstrong Boulevard and Sunwood Drive intersection and to authorize staff to negotiate a future design contract with WSB & Associates, in an amount not to exceed $140,212 consistent with the estimated budget for such services.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, McGlone, Backous, and Tossey. Voting No: None. Absent: Councilmember Elvig

7.02: Authorization of the Issuance of General Obligation Bonds, Series 2011A for the Construction Upgrade of Bunker Lake Boulevard/Armstrong Boulevard

This item was discussed as Item 7.01 due to the consultant, Paul Donna with Northland Securities, who is present for this item.

Finance Officer Lund reviewed the staff report.

Mr. Donna reviewed the summary of the finance plan. He referred to Page 6 in the plan, pointing out that he is expecting the fixed interest rate to be slightly over 2%. He noted all of the debt service will be paid back, and a tax levy will not be needed. He warned the City that if the assessments are behind schedule, the City will be asked to bridge the gap until it can be brought back on track.

Mayor Ramsey asked if there was any fiscal penalty or fines for being late, in reference to the City possibly needing to bridge the gap.

Finance Director Lund explained penalties will be accrued. Since this is a break even starting point for the City, the City will have to pay it.

Mayor Ramsey indicated he sought to be assured there will be no risk to the City.

Finance Director Lund responded if the payment is not made for the year, the City will have to find other funding resources to cover it.

Motion by Councilmember McGlone, seconded by Councilmember Tossey, to adopt Resolution #11-07-137 Authorizing the Issuance of General obligation Bonds, Series, 2011A as amended.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Tossey, Backous, and Wise. Voting No: None. Absent: Councilmember Elvig

7.03: Consider Acquisition of Drainage and Utility Easement at 16259 Coquina Street NW (Removed; discussion unnecessary)

7.04: Introduce Ordinance to Amend City Code Section 117-53 Entitled Variances

Planning Intern Brama reviewed the staff report.

Motion by Mayor Ramsey, seconded by Councilmember McGlone, to Introduce the Ordinance Amending city code Chapter 117, Section 117-53 (Variances) of the city code of Ramsey, Minnesota.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Backous, Tossey, and Wise. Voting No: None. Absent: Councilmember Elvig

7.05: Community Sign Policy

Planning Intern Brama reviewed the staff report.

Motion by Councilmember McGlone, seconded by Councilmember Backous, to approve the new Community Sign Policy.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Backous, Tossey, and Wise. Voting No: None. Absent: Councilmember Elvig

7.06: Review August Meeting Calendar

City Administrator Ulrich reviewed the staff report.

Motion by Mayor Ramsey, seconded by Councilmember Wise to cancel the August 2 and August 16 City Council Work session meetings.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Backous, McGlone, and Tossey. Voting No: None. Absent: Councilmember Elvig

7.07: Consider Lease Terms for 6701 and 6745 Hwy 10 Properties with Sharp & Associates, LLC

City Administrator Ulrich reviewed the staff report.

Motion by Councilmember McGlone, seconded by Mayor Ramsey to approve the lease terms as presented for the properties at 6701 and 6745 Hwy 10.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Backous, Tossey. and Wise. Voting No: None. Absent: Councilmember Elvig.

8. MAYOR, COUNCIL AND STAFF INPUT

Night to Unite

City Administrator Ulrich noted August 2 is National Night to Unite (formerly National Night Out). He encouraged residents to join their block party, or contact City Hall to start one.

The Draw

City Administrator Ulrich noted The Draw holds free concerts every week on Thursday evenings. The farmers market has started as well, so citizens can come to the farmers market and stay for a concert.

Game Fair

City Administrator Ulrich noted the Game Fair is starting up soon. The dates are August 12, 13 and 14, and August 19, 20, 21. This will be held in the City of Ramsey at Armstrong Kennels.

Councilmember Wise

Councilmember Wise acknowledged his name has been in the paper for an incident that happened last November. He was convicted of 5th Degree Assault. He explained he thought he had a good defense, though the judge disagreed. He offered an apology to his family, the Councilmembers and the residents. He invited residents to call him directly if they would like more information.

Flooding

City Engineer Himmer mentioned the flooding in various areas of the city. Rum River Hills had some flooding. The staff had found there were animals living in the pipes. Once they were removed, the flooding subsided somewhat. He stated the City will continue to work with them.

City Engineer Himmer noted there has been water in a driveway at 152nd Avenue. There has been water in the septic system at Yakima and 156th.

City Engineer Himmer indicated there have been issues with flooding at 163rd Lane, west of Elmcrest Park.

He pointed out on a map the various areas in the city with water issues. He indicated the City will work on all the situations and keep the citizens notified.

Improvements at 149th Lane and Highway 47

City Engineer Himmer noted there has been an issue with the improvements in this area. He said the City will continue to monitor the situation.

Permits for Burning Fees Waived

Fire Chief Kapler reminded residents the fees for permits for open burning are waived to help with storm damage of the last few storms. He stated the City is doing all that it can do to help people with their storm debris.

151st Avenue

Councilmember Backous stated he received a call during the day about 151st Avenue.

City Engineer Himmer explained the contractor completed the work. However, it rained again, and he received calls from people in the area. The contractor does have to return to correct the erosion issues. He stated he anticipates having more conversations regarding this issue.

Anoka County Fair

Councilmember McGlone stated the Anoka County Fair started today.

9. ADJOURNMENT

Motion by Councilmember Backous, seconded by Councilmember Wise, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 7:57 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 4.**

Meeting Date: 08/23/2011

By: Jo Thieling, Administrative Services

Title:

Approve Management of City Hall Lobby Area to The Ramsey Foundation with regard to Displays and Exhibits

Background:

At the work session earlier this evening, the Council discussed delegating the management of the City Hall lobby area to the Ramsey Foundation with regard to displays and exhibits. This item has placed on the Consent Agenda for formal approval.

Council Action:

Motion to approve delegating the management of the displays and exhibits of the lobby at Ramsey City Hall to The Ramsey Foundation.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	08/18/2011 04:13 PM

Form Started By: Jo Thieling Started On: 08/18/2011 04:07 PM

Final Approval Date: 08/18/2011

CC Regular Session **5. 5.**

Meeting Date: 08/23/2011

By: Amy Dietl, Administrative Services

Title:

Approve Contract Maintenance Services for The Draw

Background:

This was discussed earlier this evening at the Council Work Session. As Council is aware, 2011 is the first full year that the city will be maintaining The Draw. Coinciding with this, is the mid-summer resignation of a full-time maintenance worker assigned to parks.

While additional seasonal worker hours have been budgeted for 2011 for the various added responsibilities, like The Draw and the maintenance of the HRA properties, there still will be the absence of the more skilled FT hours within parks' and public works' due to the resignation. This Topic Report continues the discussion on a partial strategy to 'backfill' those hours.

Observations:

At Council's first work session in June of 2011, a RFP was approved for services relating to mowing The Draw. An ad was placed in the Anoka County Union for three weeks, and additionally, staff sent an invitation to 32 different lawn services directly.

3 quotes were received, and staff is recommending that mowing and related services for The Draw be contracted out for the balance of this year and also 2012. The following are the bids for 25 weeks of service:

- Prescription Landscape: $14,080 (Tax included)
- Professional Maint. Services: $14,400 (Plus tax)
- Turf Enterprises Inc.: $41,874.56 (Tax included)

If the consensus is to approve this contracted service, approval of the consent agenda later in the evening will authorize staff to enter into an agreement with Prescription Landscape.

Funding Source:

2011 General Fund savings from not filling the Parks Worker vacancy will be available as a funding source for this contract for 2011 and 2012. Staff is proposing to utilize the money that is put into the seasonal budget to accomplish this Contract.

Council Action:

Approve staff entering into an agreement for Contracted Maintenance for The Draw, with Prescription Landscape.

Attachments

RFP for The Draw

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Amy Dietl	08/18/2011 04:33 PM

Form Started By: Amy Dietl Started On: 08/18/2011 04:27 PM

Final Approval Date: 08/18/2011

City of Ramsey Parks Department

ISSUE DATE:
~~March 14th, 2011~~ *PENDING*

PROPOSALS MUST BE RECEIVED BY:
2:00 pm on X-day XXth, 2011
DELIVER TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
763-427-1410

REQUEST FOR PROPOSAL
Mowing and maintenance services for The Draw XX-XX-2011 and 2012 Seasons

SECTION ONE

1.0 GENERAL INFORMATION:

1.1 Introduction: The City of Ramsey, seeks a qualified contractor or contractors to mow and trim the City's 'The Draw' park, amphitheater and associated public spaces located at 7401 East Ramsey Parkway. The city's goals are to maintain parks and facilities at a high level of quality and to provide safe, neat, clean and condition for residents and visiting park patrons.

1.2 Definition of Parties: The City of Ramsey Parks Department will hereinafter be referred to as the "City." Each firm responding to this Request for Proposal (RFP) shall be referred to as a "proposal." The proposal to which the Contract is awarded shall be referred to as the "Contractor."

1.3 Purpose: The intent of this RFP is to select a proposal to provide mowing and trimming services for the City. This RFP states the instructions for submitting proposals, the specifications for the work, the procedure and criteria by which a proposal may be selected and the contractual terms by which the City intends to govern the relationship between it and the selected Contractor.

1.4 Scope of Work: Services are required for the mowing and trimming of the City's The Draw park facility together with a spring and fall cleanup of all mulch beds. Specifications and standard service levels for all tasks are referenced in Section 3.0 of this RFP and are fully described in Attachment A. The Contractor will provide all labor, supplies and equipment necessary to perform the work. All dates referenced in the standard service levels are approximate. The Contractor shall be responsible for timely performance of the work whether or not the required dates are as stated in the specifications.

1.5 Evaluation Criteria: Award may be made to the low proposal provided that all other requirements, and licensure are met and references are satisfactory (subject to City Council approval.)

1.6 Award: The City may make the award to the most responsive and responsible proposal. The City reserves the right to conduct any tests it may deem advisable and to make all evaluations. The City reserves the right to reject any or all proposals, in whole or in part and is not necessarily bound to accept the lowest quote if that quote is contrary to the best interests of the City. The City reserves the right to waive minor irregularities.

1.7 Award Protest: A firm submitting a proposal may appeal the award decision by submitting a written protest to the City of Ramsey Municipal Center within five (5) business days of the date of the award notice, with a copy of the protest to the successful proposal. The protest must contain a detailed statement of the basis for the challenge.

1.8 Communication with the City: It is the responsibility of the firm submitting a proposal to inquire promptly about any requirement of this RFP that is not understood. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to all parties that have received a copy of the RFP.

1.9 Submission: A **SIGNED** original and **four (4) copies** of the proposal must be received at the Ramsey Municipal Center 7550 Sunwood Drive NW Ramsey, MN 55303, in a sealed envelope labeled "2011 Park Quote" no later than **2:00 P.M. local time, XX-XXst, 2011**. The proposal must be date stamped by City Staff in order to be considered. Firms submitting a proposal are strongly encouraged to submit proposals in advance of the due date to avoid the possibility of missing the 2:00 P.M. deadline due to unforeseen circumstances. The City assumes no responsibility for delays caused by any package or mail delivery service. A postmark on or before the due date WILL NOT be a substitute for receipt of proposal. Proposals received after the due date and time will be returned unopened. Additional time will not be granted to any single proposal, however, additional time may be granted to all firms submitting a proposal when the City determines that circumstances require it. **FAXED OR E-MAIL PROPOSALS WILL NOT BE ACCEPTED**.

1.10 Proposal Understanding: By submitting a proposal, the firm submitting a proposal agrees and assures that the specifications are adequate, and the firm submitting a proposal accepts the terms and conditions herein. Any exceptions should be noted in your response.

1.11 Costs of Preparation: Firms submitting a proposal assume all costs of preparation of the proposal and any presentations necessary to the proposal process.

1.12 Debarment: Submission of a signed proposal in response to this solicitation is certification that the firms submitting a proposal is not currently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any State or Federal department or agency. Submission is also agreement that the City will be notified of any change in this status.

1.13 Proposal Validity: Unless specified otherwise, all proposals shall be valid for 60 days from the due date of the proposal.

1.14 Errors: Proposals may be withdrawn or amended by firms submitting a proposal at any time prior to the proposal opening. After the proposal opening, proposals may not be amended. If a significant mistake has been made by an apparent low proposal, the firm submitting the proposal will be given the option of selling at the price given or withdrawing the proposal. If an extension error has been made, the unit price will prevail.

SECTION TWO

2.0 GENERAL TERMS AND CONDITIONS:

2.1 Contract Documents: If a separate contract is not written, the Contract entered into by the parties shall consist of the RFP, the signed proposal submitted by the Contractor, the specifications including all modifications thereof, and a purchase order or letter of agreement signed by the City and the Contractor, all of which shall be referred to collectively as the Contract Documents.

2.2 Contract Modification and Amendment: Any modification or amendment proposed by the Contractor must be in writing to the Parks Supervisor. Modifications or amendments must be in writing and signed by both parties.

2.3 Pricing: Quoted prices will be in effect for a minimum of one (1) mowing season from the effective date of the contract; however the intention is to establish a successful on-going contractual relationship. After the first season, notification of price increases (if any) must be furnished in writing to the Parks Supervisor for approval. Contractor shall provide documentation as to what portion of the requested price increase will be applied to labor and fringe benefits, supplies, equipment or overhead/profit if there is an increase. If there is not an increase and the service was deemed to be acceptable, the city will not issue a call for proposals, but continue the contractual agreement as specified below. The City reserves the right to rebid the contract if the pricing change is not acceptable.

2.4 Contract Term: The term of this contract shall be for one season, effective from the date of award. With mutual written agreement of the parties, this contract may be extended for four (4) one-season periods. The

mowing season for the contract starts on the Monday of the first week of May to the Monday of the first week of October (inclusive).

2.5 Cancellation/Termination: If the Contractor defaults in its agreement to provide personnel or equipment to the City's satisfaction, or in any other way fails to provide service in accordance with the contract terms, the City shall promptly notify the Contractor of such default and if adequate correction is not made within seven (7) business days, the City may take whatever action it deems necessary to provide alternate services and may, at its option, immediately cancel this Contract with written notice.

2.6 Contract Validity: In the event one or more clauses of the Contract are declared invalid, void, unenforceable or illegal, that shall not affect the validity of the remaining portions of the Contract.

2.7 Clarification of Responsibilities: If the Contractor needs clarification or deviation from the terms of the Contract, it is the Contractor's responsibility to obtain written clarification or approval from the Parks Supervisor of the City of Ramsey.

2.8 Litigation: This Contract and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of the State of Minnesota without reference to its conflicts of laws principles. The Contractor agrees that any litigation, action or proceeding arising out of this Contract, shall be instituted in a state court located in the State of Minnesota.

2.9 Indemnification: The Contractor agrees to be responsible for, and to protect, save harmless, and indemnify the City and its employees from and against all loss, damage, cost and expense (including attorney's fees) suffered or sustained by the Contractor or for which the City may be held or become liable by reason of injury (including death) to persons or property or other causes whatsoever, in connection with the operations of the Contractor or any subcontractor under this agreement.

2.10 Independent Contractor: Whether the Contractor is a corporation, partnership, other legal entity, or an individual, the Contractor is an independent contractor. If the Contractor is an individual, the Contractor's duties will be performed with the understanding that the Contractor is a self-employed person, has special expertise as to the services which the Contractor is to perform and is customarily engaged in the independent performance of the same or similar services for others. The manner in which the services are performed shall be controlled by the Contractor; however, the nature of the services and the results to be achieved shall be

specified by the City. The Contractor is not to be deemed an employee or agent of the City and has no authority to make any binding commitments or obligations on behalf of the City except as expressly provided herein. The City of Ramsey has prepared specific guidelines to be used for contractual agreements with individuals (not corporations or partnerships) who are not considered employees of the City.

2.11 Assignment: Neither party of the Contract shall assign the Contract without the prior written consent of the other, nor shall the Contractor assign any money due or to become due without the prior written consent of the City.

2.12 Equal Opportunity: In the execution of the Contract, the Contractor and all subcontractors agree, consistent with City of Ramsey policy, not to discriminate on the grounds of race, color, religion, sex, sexual orientation, transgender status or gender expression, national origin or citizenship status, age, disability or veteran's status and to provide reasonable accommodations to qualified individuals with disabilities upon request. The City encourages the employment of individuals with disabilities.

2.13 Sexual Harassment: The City is committed to providing a positive environment for all contractors and staff. The City thus has a legal and ethical responsibility to ensure that all employees work in an environment free of sexual harassment. Consistent with the state and federal law, this right to freedom from sexual harassment was defined City of Ramsey.

Failure to comply with this policy could result in termination of this Contract without advanced notice.

2.14 Contractor's Liability Insurance: During the term of this agreement, the Contractor shall maintain the following insurance: <u>Insurance Type Coverage Limit</u>

1. Commercial General Liability $1,000,000 per occurrence or more

(Written on an Occurrence-based form) (Bodily Injury and Property Damage)

2. Automobile Liability $1,000,000 per occurrence or more

(Including Hired & Non-Owned) (Bodily Injury and Property Damage)

3. Workers Compensation is required for all personnel

(In Compliance with Applicable State Law)

The City of Ramsey shall be named as Additional Insured on the Commercial General Liability insurance.

Certificates of Insurance for all of the above insurance shall be filed with:

City of Ramsey Municipal Center

7550 Sunwood Drive NW

Ramsey, MN 55303

763-427-1410

Certificates shall be filed prior to the date of performance under this Agreement. Said certificates, in addition to proof of coverage, shall contain the standard Accord statement pertaining to written notification in the event of cancellation, with a thirty (30) day notification period.

As additional insured and certificate holder, the City should be included as follows:

City of Ramsey

7550 Sunwood Drive NW

Ramsey, MN 55303

763-427-1410

2.15 Smoking Policy: The City has prohibited smoking in all City Parks, Facilities and Buildings. This rule must also apply to all contractors and workers in or on all City property, including existing City buildings and parks. The Contractor shall be responsible for the implementation and enforcement of this requirement.

2.16 Payments: Payment will be upon submittal of an invoice to The Ramsey Municipal Center on a net 30 basis unless discount terms are offered. Invoices shall include a purchase order number.

2.17 Force Majeure: The Contractor shall not be held liable if the failure to perform under this Contract arises out of causes beyond the control of the Contractor. Cause may include but are not limited to, acts of nature, fires, tornadoes, quarantine, and strikes other than by Contractor's employees.

SECTION THREE

3.0 PERFORMANCE TERMS AND CONDITIONS:

3.1 Parks Supervisor Mark Riverblood will be responsible for administering and managing the day-to-day operations and work specifications of the contract.

3.2 Employees: All persons employed to perform these services shall be employees of the Contractor, well-trained in mowing and trimming procedures. The Contractor shall abide by all federal, state and local laws,

rules and regulations with regard to the employment of minors. The Contractor shall provide a sufficient number of employees to perform the required services efficiently and in a manner satisfactory to the City. At least one contractor employee performing the day to day tasks of the (RFP) shall be fully competent in English to ensure good communication with City staff and park patrons. If the Parks Supervisor notifies the Contractor in writing that any person employed on this contract is incompetent, disorderly, or otherwise unsatisfactory, such person shall not again be employed in the execution of this contract without the written consent from the City.

3.3 Nondiscrimination and Workplace Safety: The Contractor agrees to abide by all federal, state and local laws, rules and regulations prohibiting discrimination in employment and controlling workplace safety. The Contractor shall provide all personal protective equipment required by law. Any violations of applicable laws, rules or regulations may result in termination of this contract.

3.4 Environmental Protection: The Contractor shall abide by all federal, state and local laws, rules and regulations regarding the protection of the environment. In accordance with reporting requirements, the Contractor shall disclose any environmental violations caused in the performance of this work to the City and applicable governmental agency. Any required Material Safety Data Sheets will be maintained in a binder on site and shall be available for review by City personnel at all times. Chemicals and gasoline are to be stored in proper containers required by law. A violation of applicable laws, rules or regulations may result in termination of this Contract.

3.5 Equipment and Supplies: All equipment and supplies required to carry out operations within the scope of this Contract shall be provided by the Contractor. Equipment must be maintained in good operating condition and must conform to NFPA, UL, ANSI, OSHA and any other safety standards in effect at the time of use. The Contractor shall have backup equipment available at all times to complete the work. Storage of equipment required for this Contract shall be off-site.

3.6 Work Specifications: Specifications and standard service levels are provided in Attachment A.

3.7 Proposals: Proposals shall be submitted on the Cost Sheet, Attachment B. Prices shall remain firm for one season.

3.9 Delivery of Materials: It shall be the Contractor's responsibility to assume all liability for equipment and material delivered to the work areas. Inadvertent acceptance of delivery by any representative of The City of Ramsey shall not constitute acceptance or responsibility for any of the materials and equipment.

3.10 Property Damage: Repair of property damage occurring from the performance of the work under this Contract shall be the responsibility of the Contractor. Damaged property shall be restored to its original condition or better.

ATTACHMENT A

THE CITY OF RAMSEY

MOWING AND TRIMMING STANDARD SERVICE LEVELS

1. Mowing and Trimming General Requirements:

1.1. All services provided by the Contractor shall be consistent with quality standards of the grounds maintenance industry.

1.2. Contractor shall confine to the greatest possible extent, all operation, equipment, apparatus and placement of materials to the immediate work area. Contractor shall comply with all rules and regulations in effect on the work site, including but not limited to parking, traffic laws, use of walks, security restrictions, hours of allowable entrance and departure.

1.3. Storage of equipment shall be offsite, not on city property. Contractor or their authorized representative must be present to accept delivery of all equipment and/or material shipments. It shall be the Contractor's responsibility to assume liability for equipment and materials delivered to the job site.

1.4. Contractor shall notify the City Parks Supervisor verbally or in writing of any defects noted in such surfaces that are to receive their work, if such defects may affect lawn mowing operations or present a safety concern. The Parks Supervisor will direct such surfaces to be repaired and will coordinate that work to be done and may direct the immediate area be skipped from mowing at no loss to the Contractor.

2. Mowing Requirements

2.1. All grass shall be mowed at a height of 2.50 inches at the front of the deck and slightly higher at the back of the deck.

2.2. Contractor shall remove all trash and litter from the entire area to be mowed prior to initiating any mowing. All trash and litter removed shall be disposed of by the Contractor appropriately.

2.3. Contractor shall remove no more than 1/3 of the grass height during mowing.

2.4. No damage to trees, shrubs, flower beds and other vegetation will be acceptable – and any damage will be fully reconciled as directed by the Park Supervisor and addressed by these specifications. Contractor shall not "spin circles" when moving around trees and other objects. Further, the mowing patterns are to be varied weekly so as to not cause patterns in the grass, or rutting in the subsurface in sloped areas.

2.5. All clippings shall be removed from paved/concrete surfaces after mowing. **At no time shall the clippings be blown toward or into the pond.**

2.6. Mower discharge shall at all times be aimed away from people, buildings, water, and vehicles. Mower guards must be used as intended at all times for safety.

2.7. All scheduled mowing shall be commenced and completed in one day, weather permitting, as specified unless otherwise rescheduled due to inclement weather. Mowing of The Draw will take place on **Wednesdays** barring any schedule changes.

In the case of 'rain-outs' for Wednesday, mowing shall be completed **before 2 PM** on Thursdays between June 1 and October 1st that corresponds to the programming of the amphitheater and Farmers Market.

2.8. Mowers shall be of a type which causes clippings to be distributed evenly over the cut area. If the type of mowers used causes the cut grass to windrow, the windrowed grass shall be removed and hauled away. Windrowed grass caused by mowing heavily dewed grass shall be the responsibility of the Contractor to remove.

2.9 All areas that cannot be mowed with mowers must be trimmed with weed-whips or by other means. **Due to the grade of the turf down to the water's edge, a significant amount of push mowing will be required.**

3. Equipment Operation, Maintenance and Safety Requirements:

3.1. Contractor shall operate all equipment in accordance with applicable federal and state safety laws and regulations.

3.2. Contractor shall be responsible for all maintenance supplies of mowing equipment. Costs shall be part of the base bid.

3.3 Contractor shall not fuel or perform maintenance on mowers or other equipment at park sites, except for emergency maintenance necessary to safely move equipment from the site in case of breakdown.

3.4 Contractor shall ensure mower blades are regularly maintained and sharpened for proper cut. Grass bruising or rough cutting may require the Contractor to perform rejuvenation procedures to bring the damaged areas out of a stressed condition.

3.5 Contractor shall provide and maintain in working order at the work site such fire protective equipment and devices as required by applicable safety standards and as they deem necessary and suitable for any possible class or type of fires.

3.6 Mowers and other equipment shall be properly maintained to operate at "normal" operating sound levels. Equipment that is generating excessive noise or is otherwise

objectionable to the City shall be discontinued from use, at City request until repairs can be made. Further, no mowing or string trimming shall occur after 5 pm.

MULCH BED MAINTENANCE SERVICE LEVEL

4. Mulch Bed General Requirements:

4.1. Spring Clean-Up – The contractor must deadhead all perennial flowers. All excess debris and leaves must be removed and disposed of properly offsite.

4.2. Fall Clean-Up – All leaves and debris must be removed from beds and disposed of.

5. Property Damage:

5.1. Wherever any existing property, material, equipment or facility is damaged by the Contractor, the cost of repair or replacement shall be charged to the Contractor. Items covered by this provision include but are not limited to curbs, sidewalks, lawns to include (scalped areas), plantings, trees, signs and refuse containers. Contractor shall immediately report ay property damage to the City. (Greater detail on tree damage definitions and penalties is included in attachment B.)

5.2. The Contractor shall repair, to its original state, any landscape damaged by failure to provide proper and adequate protection, to the satisfaction of the City's Parks Supervisor, or remove or replace with new materials or plantings at the contractors expense. Repair work due to damages caused by the Contractor shall be coordinated through, and subject to the approval of the Parks Supervisor. Repairs shall be made with like material in a manner acceptable to the City.

6. Inclement Weather, Rescheduling and Canceling:

6.1. Contractor may cancel all or part of a scheduled mowing due to inclement weather. It is the responsibility of the Contractor to contact the Parks Supervisor on or before 8:00 a.m. of the day to be canceled, when such cancellation is desired, and to reschedule the mowing.

6.2. Inclement weather shall be defined as weather that both the Contractor and the City's Park Supervisor agree makes the accomplishment of quality work unfeasible, unusually time consuming, or potentially dangerous, or harmful. In the event mutual agreement cannot be reached for a particular mowing, the inclement weather determination shall be made by the City.

6.3. Any part of a scheduled mowing that is canceled due to inclement weather shall be rescheduled by the contractor to the following day of the cancelation. The City may, at its option, elect not to reschedule any part of a mowing. Any portion of a mowing that is canceled and not rescheduled shall not result in a mowing charge.

6.4. In areas of poor drainage which adversely affect the work of the Contractor, the Contractor shall be responsible for informing the City Parks Supervisor of the affected area. The Parks Supervisor will have discretionary authority to waive work quality standards in areas which both the Parks Supervisor and the Contractor agree are problematic.

6.5. The City reserves the right to cancel the weekly mowing if conditions indicate that mowing is not needed. For example if conditions are too warm, cold, wet or dry to require mowing. The Contractor will be notified that mowing is canceled by Friday of the week before mowing.

7. Additional Requirements

7.1. All contractor vehicles are required to have strobe lights and back up alarms on any vehicles driving in parks or on trails. Contractor vehicles must also have contractors name prominently displayed.

7.2. Contractor vehicles must also go no more than 5 miles an hour on trails. Contractor vehicles and mowers must also yield to park users.

7.3. Contractor or contractor employees must also have the contractors name prominently displayed on their uniform or vest.

7.4. **Contractor has personally walked and inspected the entire site prior to submitting bid.**

ATTACHMENT B

TREE DAMAGE

TREE DAMAGE DEFINITIONS AND PENALTIES

1. Definition of Tree Damage: Tree Damage includes any damage to the trunk, branches, roots or limbs of City Trees. The Contractor is responsible for any damage to these items with mowers, weed-whips or any other equipment used by the Contractor.

2. Penalties: For every minor incident of tree damage the Contractor will be penalized one-hundred dollars to be deducted from the fee schedule. For every major incident of tree damage the contractor will be required to replace the tree.

3. Definitions of Major and Minor tree damage. Minor damage shall include cosmetic damage to the tree's roots, limbs or branches and damage to less than 10% of the tree trunk's circumference. Major damage shall include any damage to a tree's roots, limbs or branches, which significantly impairs a tree's long term viability. Major damage also includes damage to 10% or more of the tree trunk's circumference.

4. Tree replacement: The replacement of trees that receive major damage will be determined by the tree's Diameter Breast High or DBH. A tree's replacement or replacements must have an equal DBH to the original tree. In the case of large trees it is acceptable to replace a single damaged tree with several trees as long as the replacement tree's DBH equals the original tree's DBH. Acceptable replacement trees will be preapproved at the discretion of the City's Park Supervisor.

ATTACHMENT C

PROPOSAL FORM

CITY OF RAMSEY MOWING, TRIMMING and BED MAINTENANCE

I/We agree to furnish all materials and labor to perform the services required for mowing, trimming and bed maintenance at 'The Draw' in accordance with the specifications herein.

1. Mowing, Trimming and Bed Maintenance of 'The Draw'.	$_____Per Season (25 weeks)
2. Deduct Mowing, Trimming and Bed Maintenance of 'The Draw' per specs (for weeks services are not needed).	$_____Per Week

Contractor name _____

Owner or representative _____

Signature _____

Phone(s) _____

Fax _____

E-mail _____

CC Regular Session **5. 6.**

Meeting Date: 08/23/2011

By: Patrick Brama, Administrative Services

Title:

Introduce Ordinance to Amend City Code Section 117-117 (E1 Employment District) and Section 117-116 (E2 Employment District).

Background:

The proposed ordinance would amend E-1 and E-2 Employment standards to permit the retail sales of compressed natural gas (CNG) fuel stations. Presently, the City of Ramsey does not have formal language within city zoning code to address the use of retail CNG fuel stations. Therefore, city staff proposes amending city ordinances to allow CNG fueling stations, as a conditional use, in both the E-1 and E-2 Employment Districts. This ordiance, to amend city code, is consistent with City Council strategic goals to encourage sustainable development. The ordinance would allow for an alternative fuel source to be sold within close proximity of potential users.

Notification:

The Ordinance was properly notified in the Anoka County Union. The proposed ordinance passed through a planning comission public hearing on Thursday August 4th.

Observations:

The proposed ordinance originated from a request from Ace Solid Waste. The intentions of Ace Solid Waste are to add 4-5 CNG fueled trucks to their fleet; and, to construct a CNG fueling station. Currently, Ace Solid Waste does not have any CNG fueled vehicles. Ace Solid Waste has set April 2012 as their target project completion date. NOTE: CNG is an efficent and clean alternative fuel. It's clean, CNG vehicles are even cleaner than hybrid vehicles because they use no gasoline or diesel.

The proposed ordinance, to amend city code, is modeled after the City of Blaine; which recently went through a similar process. The retail activity is the trigger for the need for an ordinance amendment at this time. Ace Solid Waste does not have any immediate plans for including a retail component to the fuel station. The station would solely serve Ace's needs. Thus, at this time, Ace Solid Waste would be able to construct their proposed station without additional land use permits (building permits would apply).

Attached to this case are the amending ordinances for both the E-1 and E-2 Employment Districts. Upon final adoption, both sections will be consolidated in one amending ordinance.

Funding Source:

Amendments to City Code are being handled as part of regular staff duties.

Staff Recommendation:

The Planning Commission held a Public Hearing on August 4 and recommended approval of the ordinance.

Committee Action:

Motion to introduce ordinance to amend section 117-117 (E1 Employment District) and Section 117-116 (E2 Employment District).

Attachments

E1 Employment District

E2 Employment District

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	08/18/2011 09:27 AM
Aaron Backman	Aaron Backman	08/18/2011 10:53 AM

Form Started By: Patrick Brama Started On: 08/18/2011

Final Approval Date: 08/18/2011

ORDINANCE #11-__

CITY OF RAMSEY
ANOKA COUNTY STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISION OF LAND CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-117 (d) "CONDITIONAL USES" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

The City of Ramsey ordains:

SECTION 1. AMENDMENT

Section 117-117 (d) of Ramsey City Code shall be amended as follows:

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50

(1) Open and outdoor storage as a principal use, provided that:

a. Storage area is surfaced to control dust and subject to the approval of the zoning administrator.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Indoor retail, rental or service activity, or industrial uses other than that allowed as a permitted use or conditional use within this section provided that:

a. Such use meets the stated intent of this district.

b. Adequate off-street parking and off-street loading in compliance with the requirements of this chapter is provided.

c. All signing and informational or visual communication devices shall be in compliance with the applicable provisions of this Code.

d. The provisions of section 117-51 are considered and satisfactorily met.

(4) Heavy manufacturing provided that:

a. The operation does not adversely impact abutting properties.

b. The physical facilities and operation are in keeping with the character of the district and surrounding properties.

c. The provisions of section 117-51 are considered and satisfactorily met.

(5) Oversizing of signs.

(6) Expansion or enlargement of lawful nonconforming uses.

(7) Cell towers.

(8) Micro-scale WECS.

(9) Medium-scale WECS.

(10) Retail sales facility for CNG (Compressed Natural Gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

SECTION 2. SUMMARY

The following official summary of Ordinance #11-__ has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent of this Ordinance to amend the E-1 Conditional Uses in Section 117 of Chapter 117 of the Ramsey City Code to provide conditional use of Compressed Natural Gas (CNG) fuel stations.

SECTION 3. EFFECTIVE DATE

The effective date of this ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 3.9.

Adopted by the Ramsey City Council the ___ day of _____, 2011.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction Date: _____
Posting Dates: _____
Adoption Date:_____
Publication Date:_____
Effective Date: _____

ORDINANCE #11-__

CITY OF RAMSEY
ANOKA COUNTY STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISION OF LAND CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-116 (d) "CONDITIONAL USES" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

The City of Ramsey ordains:

SECTION 1. AMENDMENT

Section 117-117 (d) of Ramsey City Code shall be amended as follows:

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50

(1) Open and outdoor storage as a principal use, provided that:

a. Storage area is surfaced with concrete or bituminous.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

(8) Retail sales facility for CNG (Compressed Natural Gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

SECTION 2. SUMMARY

The following official summary of Ordinance #11-__ has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent of this Ordinance to amend the E-2 Conditional Uses in Section 116 of Chapter 117 of the Ramsey City Code to provide conditional use of Compressed Natural Gas (CNG) fuel stations.

SECTION 3. EFFECTIVE DATE

The effective date of this ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 3.9.

Adopted by the Ramsey City Council the ___ day of _____, 2011.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction Date: _____
Posting Dates: _____
Adoption Date:_____
Publication Date:_____
Effective Date: _____

CC Regular Session **5. 7.**

Meeting Date: 08/23/2011

By: Patrick Brama, Administrative Services

Title:

Council Dias--bid selection

Background:

City staff was made aware of two issues that council members have with the council dias (the desk the council members sit at inside the council chambers).

• Issue 1: This is in regard to the low visibility of council members from the audience due to the frontal/facade height of the council desk.

• Issue2: This is in regard to the insufficient leg space that the council desk provides; which may not allow council members sufficient leg/knee clearance.

In an attempt to address both issues stated above, city staff presented contractor bids on two separate possible alterations to the dias on July 12 at a City Council work session.

• Option 1: lower the desk facade/front by 3 inches.
(Establish better visibility of council members)

• Option 2: raise the desk platform by 2 inches.
(Establish more clearance for legs/knees)

Observations:

After discussion in a City Council work session on July 12, staff recieved direction to get final bids on option #1 (dropping the desk facade by 3").

If the desk top is dropped the tops of the computer monitors will be exposed. Staff has also provided a remedy for that problem: a LCD wall mount. This mount would allow monitors to be dropped about 3 inches. NOTE: the old fixed mounts do not allow you do drop the height of monitors.

Again, based on input from the City Council work session, staff will install these wall mounts in conjunction with dropping the façade of the desk by 3”.

Attached to this case is a report. In the report is a visual depiction of the two options referred to above. Also included are the bids from three contractors.

Recommendation:

Staff recommends that TimberCreek is selected as the contractor for this project. Some of the major reasons for the recommendation of TimberCreek:

• Will take the most precaution with respecting and preventing damage to their environment (chamber dias)
• Will not need to add a piece of trim because they can make the original cut (reduction in bid price by $480, $1,800 final)
• Has taken the most time to understand the job; and has taken into account the complexity of the desk
• Will take the most time to prep and clean the site
• Will reduce their bid amount if the job goes quick (i.e. if it takes them less time than they expect they will charge less)

Funding Source:
Equipment Revolving Fund

Council Action:
TimberCreek is selected as the contractor for the altercation of the dias desk.

Attachments

McChesney Bid
Dans Custom Trim Bid
Project Report
TimberCreek Bid

Form Review

Inbox	Reviewed By	Date
Heidi Nelson	Heidi Nelson	08/18/2011 11:28 AM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:18 PM
Form Started By: Patrick Brama		Started On: 08/18/2011
Final Approval Date: 08/18/2011		

McChesney Cabinets
18921 York ST NW Suite A
Elk River, Minnesota 55330

Job Name/Number City of Ramsey
Job Address Ramsey, MN

7/27/2011

Lower countertop 3"	1,200.00
Trim bottom edge to match	150.00
Sub Total	1,350.00

Total Cost **$1,350.00**

Price includes:
Removal and replacement of countertop
Lowering top 3"
Trim to match woodwork
Cleanup when finished

Estimated time for completion
4 Hours

Chad Rezac
McChesney Cabinets
Office- 763-441-3374
Fax- 763-441-6475
Cell- 763-568-8269
chad@mcchesneycabinets.com
www.mcchesneycabinets.com

Thank You!

BID MEMO

BID NO.		DATE:	8/2/2011

JOB	Cabinet		
LOCATION	Ramsey City Hall		
FIRM	City of Ramsey	PREPARED BY	Dan's Custom Trim Inc
ADDRESS		APPROVED BY	
City/State/Zip	Ramsey MN 55303		500 W. Main St. Suite 21 Anoka MN 55303
TYPE OF WORK	Trim Work	PHONE	763-427-4066/612-598-1967

WORK INCLUDED	AMOUNT OF BID
Lower Upper Cabinet 4"	1,400.00
Supply and Install 1/8" X 3/4" Moulding at upper Cabinet	300.00
**$150.00 of $1400.00 Bid is for Clean Up	
TOTAL BID	1,700.00

EXCLUSIONS AND QUALIFICATIONS	

ACKNOWLEDGEMENT OF ADDENDA	TAX	
DELIVERY	EXCLUDED	

City Council Chambers:
Desk Realignment Inquiry

Contents:

Background	**Page 1**
Options	**Page 2**
Wall Mount	**Page 3**

Background

City staff was made aware of two issues that council members have with the council chambers dias (the desk the council members sit at inside the council chambers).

- Issue 1: This is in regards to the low visibility of council members from the audience due to the frontal/façade height of the council desk.

- Issue2: This is in regards to the low leg space that the council desk provides; which may not allow council members sufficient leg/knee clearance.

In an attempt to address both issues stated above, city staff has requested contractor bids on two separate possible alterations to the council chambers dias.

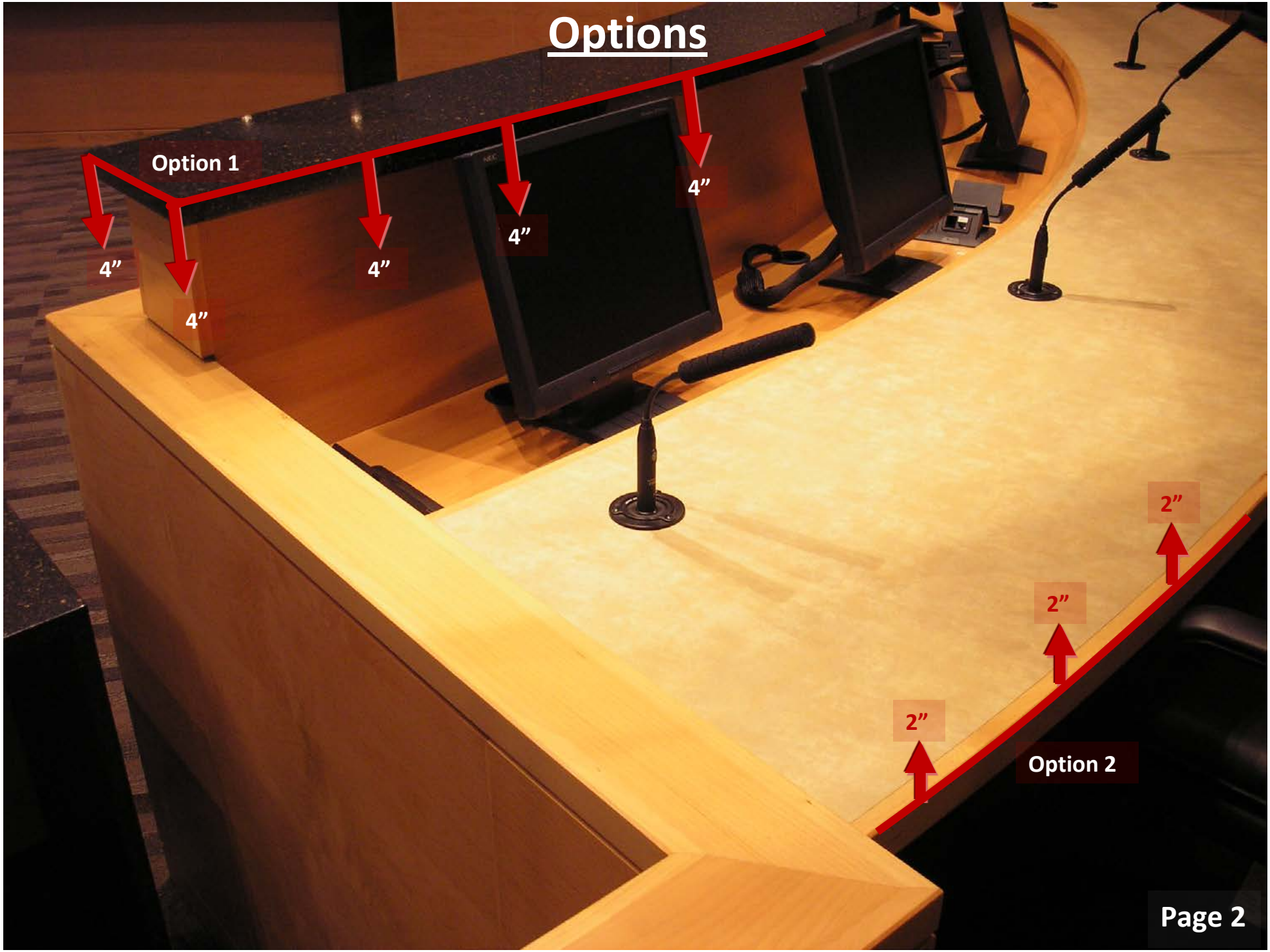
- Option 1: lower the desk façade/front by 3."
  (Establish better visibility of council members)

- Option 2: raise the desk platform by 2."
  (Establish more clearance for legs/knees)

Based on input from the City Council work session on July 12, staff was directed to move forward with option #1.

Lastly, if the desk top is dropped the tops of the computer monitors will be exposed. Staff has also provided a remedy for that problem: a LCD wall mount. This mount would allow monitors to be dropped about 3 inches. NOTE: the old fixed mounts do not allow you do drop the height of monitors. Please see page 3 for details.

Based on input from the City Council work session on July 12, staff will install these wall mounts in conjunction with dropping the façade of the desk by 3".


Options
Option 1
4”
4”
4”
4”
4”
2”
2”
2”
Option 2
Page 2

Wall Mount

TV Wall Mount Bracket LCD Flat Screen Monitor
Cost $20

The flexible aluminum alloy swing LCD wall mount supports LCD flat screens with VESA 75x75(3"x3") or 100x100(4"x4"). Constructed with 3 lbs of high grade aluminum alloy material, the ML10B mount provides up to 33lbs loading capacity. Designed with two-link arm, it's easy to get good viewing position by the 180 tilt, left and right swivel and max 14" extension from wall. Its classic black finish elegantly complements offices, conference rooms, merchandising displays, hotel rooms or any room in the home.



1449 Coon Rapids Blvd. NW
Coon Rapids, Minnesota 55433
(763) 862-3470

2nd Estimate 7/28/11

Description: Remove 2" of height from front of city counsel desk.

Prepare site for cutting and removal of waste material

180.00

Entire process of removal and clean-up of granite top. Preparing cut areal, and cutting inner wall, outter wall and two ends. Clean up of cutt and reinforcing if needed. Resetting and caulking granite top.

1440.00

Fabricate and Finish 3/16" +/- x 2" birch banding strip. Glue and Micro pin nail where granite meets wood to cover any cut irregularities.

480.00

General Site Clean-up 180.00

Total $ 2280.00

Note: Depending on how granite is currently fastened, there is a slim chance of breaking during removal.

CC Regular Session **5. 8.**

Meeting Date: 08/23/2011

By: Jo Thieling, Administrative Services

Title:

Approve Extension of Contract for General Legal Services

Background:

At the work session, held on Tuesday, August 9, 2011, City Council discussed extending the contract with Randall and Goodrich, P.L.C. for general legal services, versus going out for request for proposals. Mr. Goodrich agreed to extend his contract for an additional year, under the current contract rates. Following discussion, Council recommended the contract be extended for one year. This item has been placed on the Consent Agenda for formal approval.

Council Action:

Motion to approve a one-year extension of the Contract with Randall and Goodrich, P.L.C. for general legal services, and to go out for an RFP for legal services in 2012.

Attachments

Contract for Legal Services

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:05 PM

Form Started By: Jo Thieling Started On: 08/15/2011 02:39 PM

Final Approval Date: 08/18/2011

CITY OF RAMSEY,
ANOKA COUNTY, MINNESOTA
AGREEMENT FOR
GENERAL LEGAL SERVICES

Whereas the City of Ramsey ("City"), a public body corporate and politic operating as a home rule charter city under the laws of the State of Minnesota and located within the County of Anoka, desires to have certain attorney services provided; and

Whereas the City solicited proposals for attorney services for civil legal services and criminal Prosecution legal services (collectively the "Legal Services"); and

Whereas the council of the City has selected the law firm of Randall and Goodrich, P.L.C. ("Attorney") to serve as city attorney to provide the Legal Services and authorized a contract between the City and the Attorney; and

Whereas the contract between the City and the Attorney is hereinafter referred to as this Agreement.

Now, therefore, it is hereby agreed that this document by and between the City and the Attorney, shall be a binding obligation on behalf of all parties named.

I. Term.

This Agreement shall be effective July 1, 2009. It shall be valid through June 30, 2011, inclusive. It shall, however, be severable as provided in Section X.

II. Scope of Civil Legal Services.

The following civil legal services shall be provided to the City by the Attorney as a matter of right under the terms of this Agreement:

- Attendance at all regular and special City Council meetings and work session meetings as directed by the City Administrator
- Attendance at Commission meetings, including Charter as directed by the City Administrator
- Review and drafting of ordinances
- Regular office hours at the Municipal Center from 9:00 am to 12:00 pm on the first and third Mondays of each month.
- Contract, purchase agreement and easement review
- Advising Staff on legal matters by telephone or in person, at our offices or at the Municipal Center
- Legal research and opinions as directed by City Council, City Administrator and/or Department Heads
- Advice on day-to-day personnel matters
- HRA and EDA representation as directed by the City Administrator

- Data practices/open meeting law advice
- Updates on relevant new legislation and case law affecting municipal government

(the "Civil Retainer Services")

III. Fees.

a. Civil Retainer Services

The City shall compensate the Attorney at the rate of $4,000.00 per month for the Civil Retainer Services.

b. Hourly Services

In addition to this monthly retainer, the City shall compensate the Attorney at the rate of $110.00 per hour for civil legal services not included within the Civil Retainer Services. The legal services for which this $110.00 per hour fee shall apply include the following:

- Personnel matters requiring in excess of three hours of consultation, research or hearing
- Other legal research and opinions in excess of eight hours on a specific matter
- City, EDA and/or HRA real estate sales and/or acquisitions
- Easement drafting, acquisition process
- Administrative hearings and litigation, including eminent domain

(the "Hourly Civil Services")

The Attorney shall submit a bill to the City on a monthly basis. This bill shall detail all time spent working on behalf of the City with the Hourly Civil Services being separated from the Civil Retainer Services. All charges made in addition to the established monthly charge shall be clearly documented. The precise format of the billing statement shall be agreed to by the City and the Attorney.

c. Criminal Legal Services

The City shall compensate the Attorney at the rate of $5,666.00 per month for all criminal legal services. Criminal appeals to any Minnesota or Federal appeals court are not included in the $5,666.00 monthly retainer and the City will compensate Attorney at the rate of $103.00 per hour.

d. Reimbursable Costs

In addition to the Retainer and Hourly charges described above, the City shall reimburse the Attorney for its following costs:

Photocopies..... $15¢ per copy

Westlaw or Lexis Fees..... per hour rate
(charged to us by these data base providers)

Other charges as necessary:

Filing Fees
Document Recording Fees
Brief Printing Costs
Deposition Fees
Process Service Fees
Other costs incurred for our services charged at the actual rate Attorney is charged by these providers.
Before incurring any substantial fees for the above, Attorney shall consult with the City Administrator for authorization).

IV. Responsible Attorney and Staff.

a. William K. Goodrich shall be the primary attorney for the City. Mr. Goodrich shall be responsible for the performance of this agreement, although he may be assisted by other attorneys or support staff in the firm. Mr. Goodrich shall supervise all work performed on behalf of the City.

b. Any licensed attorney employed by Attorney as an associate or hired by Attorney as an independent contractor will be assigned as the City's chief criminal prosecutor. The said chief criminal prosecutor shall be under the direct supervision of Mr. Goodrich if an associate of Attorney and if an independent contractor will perform the prosecution duties pursuant to the terms of an independent contractor agreement with Attorney.

V. Conflict of Interest.

The Attorney shall not accept any client or project which would knowingly place it in a conflict of interest with the services to be provided to the City under this agreement. If a conflict of interest should develop, the Attorney shall be responsible for taking the necessary steps to comport its representation of the City with the Lawyers Code of Professional Responsibility. The Attorney shall be responsible for any additional costs incurred by the City in obtaining additional legal representation if such representation becomes necessary due to a conflict of interest.

VI. Assignment of Services and Agreement.

The Attorney shall not assign any interest or obligation of this Agreement without the prior written consent of the City; provided, however, that it is agreed that if William K. Goodrich shall cease to be associated with the law firm of Randall and Goodrich, P.L.C., the City may assign this agreement directly to William K. Goodrich.

VII. Affirmative Action.

Because the City requires and follows a policy of Affirmative Action and will not tolerate discriminatory acts, the Attorney shall not discriminate against any person on the basis of age, sex, religious beliefs, political affiliations, or other protected classifications under federal, state, or local laws or regulations.

VIII. Work Product.

All ordinances, resolutions, correspondences, and other documents or materials drafted for the City by the Attorney shall, upon their completion, become the property of the City.

IX. Insurance and Indemnification.

Attorney agrees to maintain a valid policy of Professional Liability Insurance for the duration of this agreement. The value of the policy shall not be less than the cap for municipal tort liability as established by Minnesota Statutes.

Attorney further agrees to defend, indemnify, and hold harmless the City, its agents and, employees, against all causes of actions against the City or any of its agents or employees that arise from or as a result of the Attorney's actions or advice under the terms of this agreement.

X. Severability.

The City or Attorney may sever the terms' of this agreement upon sixty days written notice. Failure by the City or the Attorney to comply with any of the terms of this agreement shall be grounds for terminating this agreement, as shall be the City's dissatisfaction with the Attorney's performance under the agreement. Upon termination of this agreement, the City shall only be responsible for the monthly fee and any additional billings accrued as of the date of termination.

Further, the City expressly reserves its right to hire independent counsel on matters it determines requires an attorney with more experience or expertise in a particular field. In such a situation, the City shall remain responsible to the Attorney for the monthly fee provided under this agreement along with any billings not related to the matter for which special counsel was retained. The City shall only be responsible to the Attorney for extra expenses in relation to the matter for which special counsel is retained if the City names the Attorney as co-counsel in the matter or otherwise requests the Attorney's participation.

XI. Acceptance.

The terms of this agreement are hereby accepted and made binding upon and between the City of Ramsey and the law firm of Randall and Goodrich, P.L.C.

On behalf of the City of Ramsey:

By: _____
Bob Ramsey
Its: Mayor

Attest By: _____
Kurtis Ulrich
Its: City Administrator

Date: 7/1, 2009

On behalf of Randall and Goodrich, P.L.C.

By: _____
William K. Goodrich, a partner

Date: 7/1, 2009

CC Regular Session **5. 9.**

Meeting Date: 08/23/2011

By: Jackie Lipski, Finance

Title:

Adopt Resolution #11-08-XXX Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing received during the Period of August 5, 2011 through August 17, 2011

Background:

Attached is the bills list and resoution authorizing pay of same.

Council Action:

Motion to adopt Resolution #11-08-XXX Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing received during the Period of August 5, 2011 through August 17, 2011.

Attachments

Billslist 8/23/2011

Bills Resolution

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	08/18/2011 07:04 AM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:12 PM

Form Started By: Jackie Lipski Started On: 08/17/2011 09:42 AM

Final Approval Date: 08/18/2011

CITY OF RAMSEY - FINANCE OFFICE Printed 8/17/2011

RAMSEY CITY COUNCIL MEETING

8/23/2011

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 8/5/11-8/17/11	241,510.94
Accounts Payable 8/5/11-8/17/11	197,798.57
Payroll 8/4/2011	129,960.45
Pay Estimates-Projects	761,587.22

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 1,330,857.18**

		APPROVED PREV. MTG	2011 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:			
	NET PAYROLL TOTAL	$ 172,900.48	$ 2,036,508.00
-	CORRECTION TO PAYROLL		
	PREPAIDS	239,279.61	2,883,821.07
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE	17,173.75	904,427.50
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED	171,424.18	3,636,558.02
	ADD (DELETE) BILLS LIST SUBMITTED		
	PAY ESTIMATE(S)		1,037,770.41
-	CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED		**$ 600,778.02**	**$ 10,499,085.00**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
86257	**8/4/2011**		**107962 GENESIS EMPLOYEE BENEFITS**						
		4,233.45			58830	08031110491113	9101.2176		LIFE/HEALTH-EMPLOYEE
		4,233.45							
86258	**8/4/2011**		**112753 BRAUN, CINDEE**						
		55.00	REFUND DAM/KEY DEP 29169		58879	080411	9804.1160		KEY & DAMAGE DEPOSIT
		100.00	REFUND DAM/KEY DEP 29169		58879	080411	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
86259	**8/4/2011**		**110734 CITY OF RAMSEY**						
		19.49	ACCT 56054622		58881	080411	9601.4651		WATER REVENUE
		19.49	ACCT 636718846		58881	080411	9601.4651		WATER REVENUE
		84.90	ACCT 36942711		58881	080411	9601.4651		WATER REVENUE
		100.00	ACCT 676705915		58881	080411	9601.4651		WATER REVENUE
		130.00	ACCT 718070404		58881	080411	9601.4651		WATER REVENUE
		169.17	ACCT 720802		58881	080411	9601.4651		WATER REVENUE
		520.00	ACCT 718887		58881	080411	9601.4651		WATER REVENUE
		1,043.05							
86260	**8/4/2011**		**112754 KAMPA, TODD**						
		55.00	DAM/KEY DEP REFUND 29196		58882	080411	9804.1160		KEY & DAMAGE DEPOSIT
		100.00	DAM/KEY DEP REFUND 29196		58882	080411	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
86261	**8/4/2011**		**100678 PETTY CASH**						
		9.32	MILEAGE- EDA MEETING		58883	080411	9230.6331		TRAVEL & LODGING
		17.76	SOLID WASTE AD MEETING		58883	080411	9604.6249		MISCELLANEOUS OPERATING
		21.09	MILEAGE- TRAINING LOGIS		58883	080411	0153.6335		TRAINING
		22.16	TRAINING- LUNCH		58883	080411	0211.6335		TRAINING
		70.33							
86262	**8/4/2011**		**112755 SAENGSUDHAM,CHONGCHITH**						
		17.00	REFUND TENNIS COURT RESERV.		58880	080411	9101.4305		RENTAL FEES
		17.00							
86263	**8/9/2011**		**100948 ANOKA COUNTY LICENSE CENTER**						
		11.25	TABS 387		58885	080811	0211.6489	00000387	OTHER CONTRACTED SERVIC
		11.25							
86264	**8/9/2011**		**100043 ANOKA COUNTY PROPERTY RECORDS**						
		531.21	INCREMENT RETURNED TIF 12		58884	080811	9212.6433		REFUNDS
		24,970.16	INCREMENT RETURNED TIF 11		58884	080811	9211.6433		REFUNDS
		74,712.43	INCREMENT RETURNED TIF 13		58884	080811	9213.6433		REFUNDS
		100,213.80							
86265	**8/9/2011**		**107962 GENESIS EMPLOYEE BENEFITS**						
		46.20	FLEX/VEBA FEES JULY 11		58886	13061	0130.6315		MISCELLANEOUS PROFESSIO
		240.80	FLEX/VEBA FEES JULY 11		58886	13061	9101.2176		LIFE/HEALTH-EMPLOYEE
		287.00							
86266	**8/9/2011**		**111360 MINNESOTA LIFE INSURANCE COMPA**						
		1,158.45	LIFE INS AUGUST 2011		58887	12060015	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,158.45							
86267	**8/9/2011**		**107734 MN DMV**						
		6.00	FIRE PLATES FOR 566		58889	080811	0220.6249	00000566	MISCELLANEOUS OPERATING
		6.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
86268	**8/9/2011**		**100351 NCPERS MINNESOTA**						
		384.00	BILLING AUGUST 2011		58888	7048811	9101.2170		DENTAL/DISABILITY/LIFE
		384.00							
86269	**8/9/2011**		**110871 TBEI, INC**						
		110.30	FREIGHT CHARGES LC00004614		58890	LCDR000085-REIS SUE	0312.6257		OTHER VEHICLE PARTS
		719.27	PARTS FOR 636		58891	LC00004614-REIS SUE	0312.6257	00000636	OTHER VEHICLE PARTS
		829.57							
86366	**8/11/2011**		**102953 AMERIGAS OF ANOKA**						
		160.68	PROPANE		58892	A3900-157237	0311.6267		OTHER STREET MAINTENANC
		160.68							
86367	**8/11/2011**		**112670 ANDERSON EXTERIORS**						
		3,432.50	RE:NAU/YOUTH FIRST/MIDWEST AUT		58893	080811	9410.6315	00041001	MISCELLANEOUS PROFESSIO
		3,432.50	RE:NAU/YOUTH FIRST/MIDWEST AUT		58893	080811	9410.6315	00041012	MISCELLANEOUS PROFESSIO
		6,865.00							
86368	**8/11/2011**		**110734 CITY OF RAMSEY**						
		19.49	ACCT 40323049		58908	081111	9601.4651		WATER REVENUE
		19.49	ACCT 57094726		58908	081111	9601.4651		WATER REVENUE
		19.49	ACCT 709988723		58908	081111	9601.4651		WATER REVENUE
		20.00	ACCT 55994616		58908	081111	9601.4651		WATER REVENUE
		62.00	ACCT 719659		58908	081111	9601.4651		WATER REVENUE
		62.09	ACCT 720609		58908	081111	9601.4651		WATER REVENUE
		130.00	ACCT 71892199		58908	081111	9601.4651		WATER REVENUE
		139.32	ACCT 719099		58908	081111	9601.4651		WATER REVENUE
		140.00	ACCT 719987		58908	081111	9601.4651		WATER REVENUE
		188.69	ACCT 700617252		58908	081111	9601.4651		WATER REVENUE
		350.00	ACCT 674644633		58908	081111	9601.4651		WATER REVENUE
		355.38	ACCT 719781		58908	081111	9601.4651		WATER REVENUE
		1,505.95							
86369	**8/11/2011**		**103819 HELMETS R US**						
		1,167.82	146 HELMETS		58905	31585	0237.6249		MISCELLANEOUS OPERATING
		75.12-			58905	31585	9290.2082		SALES/USE TAX PAYABLE
		1,092.70							
86370	**8/11/2011**		**101154 MCDUFF'S EATERY AND PUB**						
		900.00	REIMB-DONATIONS COLLECTED		58906	081111	0211.6331		TRAVEL & LODGING
		900.00							
86371	**8/11/2011**		**100330 MN FIRE SRV CERTIFICATION BRD**						
		240.00	12 RECERTIFICATION FOR STATE		58894	081111	0220.6335		TRAINING
		240.00							
86372	**8/11/2011**		**112763 NORTH SUBURBAN REGIONAL MUTUAL**						
		150.00	ANNUAL DUES 2011-2012		58895	081111	0220.6451		MEMBERSHIP DUES
		150.00							
86373	**8/11/2011**		**100404 QWEST**						
		302.58	AUG 2011 BILLING		58896	612 E34-0544 018AUG11	0192.6321		TELEPHONE
		302.58	AUG 2011 BILLING		58897	612 E34-0549	0192.6321		TELEPHONE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
						596AUG 11			
		302.58	AUG 2011 BILLING		58898	612 E34-0550 637AUG 11	0192.6321		TELEPHONE
		907.74							
86374	**8/11/2011**		**100413 RANDALL AND GOODRICH, P L .C**						
		33.25	JULY 2011 CIVIL BILLING		58904	081011	9410.6304	00041005	LEGAL FEES
		165.00	JULY 2011 CIVIL BILLING		58904	081011	9410.6304	00041012	LEGAL FEES
		286.50	JULY 2011 CIVIL BILLING		58904	081011	9494.6304		LEGAL FEES
		319.50	JULY 2011 CIVIL BILLING		58904	081011	9804.6304	00112210	LEGAL FEES
		709.50	JULY 2011 CIVIL BILLING		58904	081011	9804.6304	00112145	LEGAL FEES
		3,158.50	JULY 2011 CIVIL BILLING		58904	081011	0161.6304		LEGAL FEES
		4,672.25							
86375	**8/11/2011**		**100972 RUM RIVER HILLS GOLF CLUB**						
		960.00	REIMB-DONATIONS COLLECTED		58907	081111	0211.6331		TRAVEL & LODGING
		960.00							
86376	**8/11/2011**		**112760 TORNADO ALLEY**						
		3,358.00	GOLF EVENT SHIRTS		58899	080411	9230.6249		MISCELLANEOUS OPERATING
		3,358.00							
86377	**8/11/2011**		**100290 USA MOBILITY INC**						
		6.36	BILLING 8-1-11/8-31-11		58900	U0317755H	0311.6323		CELLULAR PHONES
		343.02	BILLING 8-1-11/8-31-11		58900	U0317755H	0220.6323		CELLULAR PHONES
		349.38							
86378	**8/11/2011**		**100510 VERIZON WIRELESS**						
		79.56	KURT CELL PHONE JULY-AUG 11		58901	2604568871	0130.6323		CELLULAR PHONES
		79.56							
86379	**8/11/2011**		**111137 WRIGHT HENNEPIN COOPERATIVE EL**						
		26.67	JULY 2011 BILLING		58902	150-1681-6340JU LY11	0211.6489		OTHER CONTRACTED SERVIC
		29.87	JULY 2011 BILLING		58903	150-1682-6501JU LY11	0211.6489		OTHER CONTRACTED SERVIC
		56.54							
86380	**8/16/2011**		**100379 PETTY CASH PW**						
		103.49	REIMBURSE PETTY CASH PW		58984	081011	9601.6249		MISCELLANEOUS OPERATING
		103.49							
86381	**8/16/2011**		**100404 QWEST**						
		65.35	JULY/AUG 2011 BILLING		58985	763 422-1452 495JUL/AUG11	0452.6321		TELEPHONE
		65.35							
86382	**8/16/2011**		**100413 RANDALL AND GOODRICH, P L .C**						
		3,034.40	AUGUST 2011 PROSECUTION BILL		58986	081511	0161.6304		LEGAL FEES
		3,034.40							
90182428	**8/4/2011**		**100398 PUBLIC EMPLOYEES RETIREMENT AS**						
		14,071.23			58838	0803111049117	9101.2174		PERA-EMPLOYEE
		18,690.45			58839	0803111049118	9101.2183		PERA-EMPLOYER
		32,761.68							
92296770	**8/4/2011**		**107784 VILLAGE BANK**						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		20,840.55			58827	08031110491110	9101.2171		FEDERAL WITHHOLDING
		7,728.17			58828	08031110491111	9101.2173		FICA & MEDICARE-EMPLOYEE
		10,142.43			58829	08031110491112	9101.2182		FICA & MEDICARE-EMPLOYER
		38,711.15							
93124916	**8/4/2011**		**100601 MN DEPT OF REV WH**						
		8,646.58			58840	0803111049119	9101.2172		STATE WITHHOLDING
		8,646.58							
94110117	**8/4/2011**		**100301 MN CHILD SUPPORT PAYMENT CNTR**						
		339.64			58835	0803111049114	9101.2185		GARNISHMENTS/SUPPORT
		864.42			58836	0803111049115	9101.2185		GARNISHMENTS/SUPPORT
		144.53			58837	0803111049116	9101.2185		GARNISHMENTS/SUPPORT
		1,348.59							
99073111	**8/12/2011**		**108768 COMDATA NETWORK INC**						
		30.00-	JIMMY JOHN'S ,MISC ADJUSTMENT		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		3.14-	4IMPRINT ,OTHER MISCELLANEOUS		58976	JUL11 COMDATA PCARD	0280.6241		COMMUNITY POLICING SUPPL
		1.66-	THE HARVEST GRILL ,MISC ADJUST		58976	JUL11 COMDATA PCARD	0130.6335		TRAINING
		5.39	COBORN'S SUPERSTORE ,OTHER MIS		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		5.39	COBORN'S SUPERSTORE ,OTHER MIS		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		5.99	MENARDS ,SPORT TARP 5X7		58976	JUL11 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERATING
		5.99	MENARDS ,SPORT TARP 5X7		58976	JUL11 COMDATA PCARD	9240.6249		MISCELLANEOUS OPERATING
		11.52	MENARDS ,SALES TAX		58976	JUL11 COMDATA PCARD	9240.6249		MISCELLANEOUS OPERATING
		12.41	BURGER KING ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		19.95	SURVEYMONKEY.COM ,SUBSCRIPTION		58976	JUL11 COMDATA PCARD	0192.6405		OFFICE & DATA PROCESSING
		20.21	COBORN'S SUPERSTORE ,OTHER MIS		58976	JUL11 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERATING
		23.75	MENARDS ,PREMIXED SAND MIX		58976	JUL11 COMDATA PCARD	9240.6249		MISCELLANEOUS OPERATING
		25.00	SENSIBLE LAND USE COAL ,OTHER		58976	JUL11 COMDATA PCARD	0295.6335		TRAINING
		25.00	NWTC WEB REGISTRATION ,OTHER M		58976	JUL11 COMDATA PCARD	0211.6335		TRAINING
		26.72	PUBLIC AGENCY TRAINING ,OTHER		58976	JUL11 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		25.00	ECONOMIC DEVEL00 OF 00 ,OTHER		58976	JUL11 COMDATA PCARD	9230.6335		TRAINING
		25.00	SENSIBLE LAND USE COAL ,OTHER		58976	JUL11 COMDATA PCARD	9230.6335		TRAINING
		25.00	SENSIBLE LAND USE COAL ,OTHER		58976	JUL11 COMDATA PCARD	0191.6335		TRAINING
		26.70	WM SUPERCENTER ,OTHER MISCELLA		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		34.82	SIGNS BY TOMORROW ,OTHER MISCE		58976	JUL11 COMDATA PCARD	0211.6249		MISCELLANEOUS OPERATING
		37.18	COBORN'S SUPERSTORE ,OTHER MIS		58976	JUL11 COMDATA	0211.6208		MISCELLANEOUS OFFICE SUP

CITY OF RAMSEY

Council Check Register

8/4/2011 -- 12/31/2011

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		37.49	FTD*FOREVER FLORAL ,OTHER MISC		58976	JUL11 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERATING
		37.49	FTD*FOREVER FLORAL ,OTHER MISC		58976	JUL11 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERATING
		41.43	MAMA DE LUCAS PIZZERIA ,OTHER		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		42.79	COBORN'S SUPERSTORE ,OTHER MIS		58976	JUL11 COMDATA PCARD	0211.6249		MISCELLANEOUS OPERATING
		44.00	COBORN'S SUPERSTORE ,OTHER MIS		58976	JUL11 COMDATA PCARD	0194.6223		GASOLINE
		45.00	4IMPRINT ,SET-UP CHARGE		58976	JUL11 COMDATA PCARD	0280.6241		COMMUNITY POLICING SUPPL
		46.88	WM SUPERCENTER ,OTHER MISCELLA		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		53.39	MY-TYME INCORPORATED ,OTHER MI		58976	JUL11 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERATING
		50.00	NWTC WEB REGISTRATION ,OTHER M		58976	JUL11 COMDATA PCARD	0211.6335		TRAINING
		50.00	4IMPRINT ,SET-UP CHARGE		58976	JUL11 COMDATA PCARD	0280.6241		COMMUNITY POLICING SUPPL
		50.00	4IMPRINT ,SET-UP CHARGE		58976	JUL11 COMDATA PCARD	0280.6241		COMMUNITY POLICING SUPPL
		51.29	TRACTOR SUPPLY ,OTHER MISCELLA		58976	JUL11 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERATING
		52.15	MILLS GAS MART ,UNL REG 86/87		58976	JUL11 COMDATA PCARD	0130.6223		GASOLINE
		54.49	MICHAELS ,ARTS AND CRAFTS		58976	JUL11 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		60.79	CHEAPER THAN DIRT ,OTHER MISCE		58976	JUL11 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT GEAF
		65.57	GOTPRINT COM ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	9604.6489		OTHER CONTRACTED SERVIC
		65.58	GOTPRINT COM ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	9605.6489		OTHER CONTRACTED SERVIC
		65.59	GOTPRINT COM ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	9601.6489		OTHER CONTRACTED SERVIC
		65.59	GOTPRINT COM ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	9602.6489		OTHER CONTRACTED SERVIC
		65.59	GOTPRINT COM ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	9603.6489		OTHER CONTRACTED SERVIC
		66.06	MAMA DE LUCAS PIZZERIA ,OTHER		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		79.84	PWRTECH LLC ,OTHER MISCELLANEO		58976	JUL11 COMDATA PCARD	0211.6257		OTHER VEHICLE PARTS
		74.70	PWRTECH LLC ,OTHER MISCELLANEO		58976	JUL11 COMDATA PCARD	0211.6257		OTHER VEHICLE PARTS
		85.70	SUBWAY ,OTHER MISCELLAN		58976	JUL11 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		91.06	SUBWAY ,OTHER MISCELLAN		58976	JUL11 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		99.03	HOLIDAY INNS ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		100.00	ICMA INTERNET ,OTHER MISCELLAN		58976	JUL11 COMDATA PCARD	0130.6335		TRAINING
		106.39	COBORN'S SUPERSTORE ,OTHER MIS		58976	JUL11 COMDATA	0130.6249		MISCELLANEOUS OPERATING

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
						PCARD			
		126.00	MENARDS ,PREMIXED CONCRETE MI		58976	JUL11 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERATING
		128.47	STAPLS ,OTHER MISCELLANEOUS TR		58976	JUL11 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		130.00	JIMMY JOHN'S ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		135.00	JIMMY JOHN'S ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		151.98	COPQUEST ,OTHER MISCELLANEOUS		58976	JUL11 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT GEAF
		144.00	JIMMY JOHN'S ,OTHER MISCELLANE		58976	JUL11 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		169.00	4IMPRINT ,VALUE GROCERY TOTE -		58976	JUL11 COMDATA PCARD	0280.6241		COMMUNITY POLICING SUPPL
		178.00	4IMPRINT ,SPORT FLIER - 9&QUOT		58976	JUL11 COMDATA PCARD	0280.6241		COMMUNITY POLICING SUPPL
		192.32	DUHASTORAGE.COM ,OTHER MISCELL		58976	JUL11 COMDATA PCARD	0220.6281		SMALL TOOLS & MINOR EQUIF
		192.32	DUHASTORAGE.COM ,OTHER MISCELL		58976	JUL11 COMDATA PCARD	0220.6281		SMALL TOOLS & MINOR EQUIF
		237.79	4IMPRINT ,MOOD STADIUM CUP - 1		58976	JUL11 COMDATA PCARD	0280.6241		COMMUNITY POLICING SUPPL
		257.90	DELTA ,AIRLINE FARE		58976	JUL11 COMDATA PCARD	0130.6331		TRAVEL & LODGING
		321.34	BESTBUY.COM ,OTHER MISCELLA		58976	JUL11 COMDATA PCARD	0220.6257		OTHER VEHICLE PARTS
		383.51	ANOKA RAMSEY FARM ,OTHER MISCE		58976	JUL11 COMDATA PCARD	0311.6267		OTHER STREET MAINTENANC
		430.73	SPARTAN PROMOTIONAL GR ,OTHER		58976	JUL11 COMDATA PCARD	0280.6241		COMMUNITY POLICING SUPPL
		872.85	ELITE 4 PRINT ,OTHER MISCELLAN		58976	JUL11 COMDATA PCARD	0130.6352		GENERAL NOTICE & PUBLIC IN
		817.44	TOWN AND COUNTRY FENCE ,OTHER		58976	JUL11 COMDATA PCARD	9240.6249		MISCELLANEOUS OPERATING
		147.88-			58976	JUL11 COMDATA PCARD	9101.2082		SALES/USE TAX PAYABLE
		4.22-			58976	JUL11 COMDATA PCARD	9601.2082		SALES/USE TAX PAYABLE
		4.22-			58976	JUL11 COMDATA PCARD	9602.2082		SALES/USE TAX PAYABLE
		4.22-			58976	JUL11 COMDATA PCARD	9603.2082		SALES/USE TAX PAYABLE
		4.21-			58976	JUL11 COMDATA PCARD	9604.2082		SALES/USE TAX PAYABLE
		4.22-			58976	JUL11 COMDATA PCARD	9605.2082		SALES/USE TAX PAYABLE
		12.73	3.44 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		14.82	4 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		15.09	4 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000362	GASOLINE
		15.91	4.13 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000362	GASOLINE
		17.00	4.97 HOLIDAY RAMSEY		58977	JUL11 COMDATA	0211.6223	00000393	GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		17.57	5 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000653	GASOLINE
		17.86	4.77 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		19.00	5.04 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		19.50	5.27 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		20.17	5.37 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		20.19	5.5 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		20.57	5.46 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		20.69	5.89 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		20.97	5.66 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		21.60	5.84 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		22.00	5.9 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		22.04	6.024 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		22.06	5.96 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		22.08	5.96 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		22.81	6.21 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		22.81	6.28 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		22.82	6.28 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		23.02	6.34 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		23.15	6.54 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		23.19	6.55 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		23.32	6.42 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		23.60	6.16 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		23.76	6.47 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		23.97	6.551 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		24.23	6.498 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		24.36	6.63 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		24.37	6.51 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		24.85	7.021 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA	0211.6223	00000385	GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
						FUEL			
		25.03	7.07 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		25.18	6.68 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		25.21	6.707 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		25.48	6.88 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		25.51	7.27 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		25.78	7.28 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		25.78	7.28 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		25.85	7.04 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		26.05	7.36 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000559	GASOLINE
		26.56	7.31 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		26.57	7.18 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		26.61	7.45 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		26.73	6.98 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		26.80	6.75 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6225	00000501	DIESEL FUEL
		26.93	7.6 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		27.16	7.26 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		27.91	7.88 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		28.11	7.52 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000563	GASOLINE
		28.28	7.38 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		28.29	7.52 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		28.33	7.65 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		28.63	8.08 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		28.97	7.83 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		28.98	7.98 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		29.40	8.6 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		29.51	8.26 CASEYS GNRL STORERAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		29.77	8.41 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		29.86	7.98 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA	0211.6223	00000392	GASOLINE

CITY OF RAMSEY

Council Check Register

8/4/2011 -- 12/31/2011

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		29.91	7.95 SHELL OIL RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000385	GASOLINE
		30.19	8.01 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		30.21	7.89 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		30.25	8.24 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		30.43	8.29 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		30.75	8.38 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		30.80	8.259 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		30.86	8.43 CASEYS GNRL STORERAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		30.92	8.27 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		31.00	8.38 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		31.00	8.38 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000665	GASOLINE
		31.75	8.49 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		32.00	8.51 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		32.01	8.58 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		32.28	8.89 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		32.43	9.08 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		32.74	8.68 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		32.87	8.72 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		32.88	8.96 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000385	GASOLINE
		32.94	8.73 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		32.95	8.98 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		32.97	8.91 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		33.01	8.92 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		33.05	8.63 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		33.05	8.93 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		33.27	9.06 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		33.29	8.99 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		33.48	9.05 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA	0211.6223	00000387	GASOLINE

CITY OF RAMSEY

Council Check Register

8/4/2011 -- 12/31/2011

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		33.54	9.47 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		33.61	9.08 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		33.67	9 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		34.02	9.02 CASEYS GNRL STORERAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		34.03	9.1 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		34.13	9.4 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		34.14	10.01 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000627	GASOLINE
		34.22	9.25 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		34.36	9.46 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		34.40	9.47 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		34.41	8.92 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		34.75	9.07 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		34.77	9.29 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		34.79	9.26 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		34.93	9.12 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		35.00	9.39 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		35.13	9.39 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		35.13	9.39 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		35.14	9.68 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		35.20	9.94 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		35.23	9.2 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		35.53	9.6 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		35.53	9.5 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		35.72	9.55 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		35.72	10.008 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000385	GASOLINE
		35.84	9.58 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		35.95	9.74 EXXONMOBIL COLUMBIA HE		58977	JUL11 COMDATA FUEL	0211.6223	00000364	GASOLINE
		36.18	10.14 HOLIDAY RAMSEY		58977	JUL11 COMDATA	0211.6223	00000385	GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		36.20	9.86 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		36.21	9.68 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		36.37	10.27 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		36.55	10.07 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		36.62	9.84 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000362	GASOLINE
		36.65	10.35 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		36.85	10.07 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		36.86	9.55 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		36.90	10.16 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		37.43	9.77 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		37.68	10.64 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		38.11	10.38 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		38.29	9.923 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		38.64	10.91 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000353	GASOLINE
		38.69	10.34 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		39.29	10.7 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		39.67	11.11 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		39.67	10.93 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		40.01	10.61 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		40.10	11.33 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000627	GASOLINE
		40.16	11.34 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		40.48	10.12 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0220.6225	00000565	DIESEL FUEL
		40.67	10.87 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000365	GASOLINE
		40.72	10.89 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		40.76	10.93 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		40.89	11.65 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		40.93	10.97 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		41.35	11.05 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA	0211.6223	00000387	GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		41.61	11.34 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		41.65	11.66 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		41.78	11.17 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		42.00	11.86 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		42.16	11.3 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		43.00	11.71 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		43.11	14.28 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0301.6223	00000407	GASOLINE
		43.28	11.92 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000364	GASOLINE
		43.65	11.67 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		43.74	11.72 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000563	GASOLINE
		43.77	11.7 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		44.01	12.33 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000563	GASOLINE
		44.39	12.54 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		44.64	11.97 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		44.76	12.09 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000364	GASOLINE
		44.93	12.8 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		45.09	12.28 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		45.10	12.06 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		45.30	12.083 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		45.63	12.57 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000351	GASOLINE
		45.65	12.112 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		45.76	12.142 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000318	GASOLINE
		45.95	12.87 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000385	GASOLINE
		45.96	12.52 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000385	GASOLINE
		46.08	12.03 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000387	GASOLINE
		46.42	12.55 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		46.55	12.82 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		46.96	12.94 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA	0211.6223	00000353	GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		47.76	12.47 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000364	GASOLINE
		48.18	13.27 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0240.6223	00000401	GASOLINE
		48.40	13.67 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		48.45	13.69 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		48.50	13.256 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		48.83	13.2 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		49.12	14.4 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000364	GASOLINE
		49.34	13.23 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		49.36	13.2 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0240.6223	00000406	GASOLINE
		49.42	13.96 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		49.75	14.05 CASEYS GNRL STORERAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		50.08	14.14 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		50.28	13.85 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000384	GASOLINE
		50.39	13.62 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000353	GASOLINE
		51.01	14.45 MARIO'S STOP N SHOPANDOV		58977	JUL11 COMDATA FUEL	0211.6223	00000352	GASOLINE
		51.11	13.347 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000385	GASOLINE
		51.26	13.6 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000353	GASOLINE
		51.51	13.81 HOLIDAY BUFFALO		58977	JUL11 COMDATA FUEL	0311.6223	00000654	GASOLINE
		51.57	14.21 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000365	GASOLINE
		52.11	14.08 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000675	GASOLINE
		52.21	13.63 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000393	GASOLINE
		52.28	13.98 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		52.59	14.06 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		52.69	14.01 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000654	GASOLINE
		53.00	14.21 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		53.02	14.98 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000316	GASOLINE
		53.57	14.48 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000365	GASOLINE
		54.19	14.651 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA	0211.6223	00000392	GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
						FUEL			
		54.33	15.22 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000353	GASOLINE
		55.00	15.54 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000317	GASOLINE
		55.00	14.99 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000303	GASOLINE
		55.11	15.31 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000372	GASOLINE
		55.76	14.95 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000372	GASOLINE
		55.91	15.11 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0240.6223	00000406	GASOLINE
		55.92	14.49 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000392	GASOLINE
		56.15	14.66 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		56.54	16.11 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		57.05	15.72 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000391	GASOLINE
		57.29	15.08 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000627	GASOLINE
		57.38	15.511 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000557	GASOLINE
		57.51	15.46 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000627	GASOLINE
		57.61	15.4 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		58.34	15.77 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000375	GASOLINE
		58.82	16.2 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000627	GASOLINE
		59.28	16.33 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000653	GASOLINE
		59.42	16.78 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000353	GASOLINE
		59.51	16.39 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000362	GASOLINE
		59.52	16.09 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000384	GASOLINE
		59.59	16.24 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000353	GASOLINE
		60.06	15.94 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0301.6223	00000638	GASOLINE
		60.06	15.93 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000563	GASOLINE
		61.00	16.228 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000302	GASOLINE
		61.26	15.99 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000375	GASOLINE
		61.35	16.58 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0301.6223	00000638	GASOLINE
		61.51	16.19 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		61.75	16.51 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA	0211.6223	00000302	GASOLINE

CITY OF RAMSEY

Council Check Register

8/4/2011 -- 12/31/2011

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
						FUEL			
		61.98	16.89 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0240.6223	00000401	GASOLINE
		62.01	16.62 CASEYS GNRL STORERAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000301	GASOLINE
		62.84	17.12 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000353	GASOLINE
		64.97	19 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000504	GASOLINE
		67.49	18.24 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000664	GASOLINE
		68.44	18.65 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0211.6223	00000386	GASOLINE
		68.50	17.75 SUPERAMERICA ELK RIVER		58977	JUL11 COMDATA FUEL	0220.6223	00000564	GASOLINE
		68.64	18.55 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000564	GASOLINE
		68.70	18.6 BILL'S SUPERETTE NOWTHEN		58977	JUL11 COMDATA FUEL	0220.6223	00000564	GASOLINE
		69.41	19.61 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000558	GASOLINE
		69.98	18.76 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000563	GASOLINE
		70.18	18.67 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000675	GASOLINE
		72.00	19.3 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000563	GASOLINE
		72.40	19.95 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000558	GASOLINE
		72.50	18.26 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6225	00000556	DIESEL FUEL
		73.38	20 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000627	GASOLINE
		74.40	20.11 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0194.6223	00000312	GASOLINE
		74.65	20.01 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000564	GASOLINE
		75.00	19.95 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000654	GASOLINE
		75.00	21.13 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000653	GASOLINE
		75.00	22 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000627	GASOLINE
		75.00	20.61 RAMSEY MARKETRAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000674	GASOLINE
		75.00	19.95 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000674	GASOLINE
		75.00	20.27 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000558	GASOLINE
		75.00	21.01 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000641	GASOLINE
		75.00	20.27 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0301.6223	00000638	GASOLINE
		75.00	19.89 BILL'S SUPERETTE RAMSEY		58977	JUL11 COMDATA FUEL	0301.6223	00000402	GASOLINE
		75.28	19.66 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA	0211.6223	00000353	GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
						FUEL			
		75.33	21.29 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000674	GASOLINE
		75.82	18.959 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0220.6225	00000565	DIESEL FUEL
		77.35	21.14 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000664	GASOLINE
		77.39	20.69 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000558	GASOLINE
		78.36	21.35 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0220.6223	00000555	GASOLINE
		79.52	22.28 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0301.6223	00000402	GASOLINE
		81.47	21.849 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0301.6223	00000402	GASOLINE
		82.25	22.06 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000641	GASOLINE
		82.84	22.15 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0194.6223	00000312	GASOLINE
		82.97	22.86 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000675	GASOLINE
		85.28	22.63 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000674	GASOLINE
		87.79	24.19 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0301.6223	00000638	GASOLINE
		89.26	25 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000654	GASOLINE
		91.07	24.164 SUPERAMERICA RAMSEY		58977	JUL11 COMDATA FUEL	0301.6223	00000638	GASOLINE
		91.32	24.96 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000665	GASOLINE
		93.30	26.58 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	9601.6223	00000667	GASOLINE
		95.29	26.25 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	9601.6223	00000667	GASOLINE
		96.37	26.55 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000676	GASOLINE
		98.68	26.39 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	9601.6223	00000667	GASOLINE
		100.00	27.32 CASEYS GNRL STORERAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000654	GASOLINE
		101.18	27.35 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	9601.6223	00000667	GASOLINE
		102.30	28.19 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000627	GASOLINE
		105.30	28.47 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000664	GASOLINE
		113.76	30.42 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000627	GASOLINE
		125.00	33.17 HOLIDAY RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000664	GASOLINE
		139.51	37.01 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0452.6223	00000675	GASOLINE
		148.81	39.79 LITTLE DUKES RAMSEY		58977	JUL11 COMDATA FUEL	0311.6223	00000676	GASOLINE
		20,021.49							

CITY OF RAMSEY

Council Check Register

8/4/2011 -- 12/31/2011

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99080411	**8/4/2011**		**100223 ICMA RETIREMENT TRUST 457**						
		2,619.21			58826	0803111049111	9101.2175		DEFERRED COMPENSATION
		2,619.21							
99080451	**8/4/2011**		**111465 STATE STREET BANK**						
		3,294.00			58831	08031110491114	9101.2175		DEFERRED COMPENSATION
		3,294.00							
99080454	**8/4/2011**		**111465 STATE STREET BANK**						
		393.18			58832	08031110491115	9101.2176		LIFE/HEALTH-EMPLOYEE
		393.18							
99081611	**8/16/2011**		**100219 HOME DEPOT COMMERCIAL ACCT PRO**						
		650.12	JULY 2011 PURCHASES		58983	072811	0452.6249		MISCELLANEOUS OPERATING
		650.12							
		241,510.94	Grand Total						

Payment Instrument Totals

Check Total	133,064.94
Transfer Total	108,446.00
Total Payments	241,510.94

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2011

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111610	A DYNAMIC DOOR CO. INC.	REPAIR PW DOOR 5	PV	58987	001	09101	7/28/2011	21107224	260.00
	A DYNAMIC DOOR CO. INC.	REPAIR PW DOOR 5	PV	58987	002	09101	7/28/2011	21107224	161.83
	4588 194TH AVENUE NE EAST BETHEL MN 55092				Summary Total				421.83
					Payment Amount				421.83
100012	ACE SOLID WASTE INC	TRASH	PV	58909	001	09101	8/1/2011	0008691207	171.85
	ACE SOLID WASTE INC	TRASH	PV	58909	002	09101	8/1/2011	0008691207	229.28
	6601 MCKINLEY STREET NW	TRASH	PV	58909	003	09101	8/1/2011	0008691207	102.70
	RAMSEY MN 55303	TRASH	PV	58909	004	09101	8/1/2011	0008691207	34.23
		TRASH	PV	58909	005	09101	8/1/2011	0008691207	34.23
		TRASH	PV	58909	006	09101	8/1/2011	0008691207	34.24
					Summary Total				606.53
					Payment Amount				606.53
100017	AIRGAS NORTH CENTRAL	GASES	PV	58988	001	09101	7/31/2011	105520124	19.18
	AIRGAS NORTH CENTRAL PO BOX 802588 CHICAGO IL 60680-2588				Summary Total				19.18
					Payment Amount				19.18
107776	ALERT ALL CORP	MISC FOR FIRE DEPT	PV	58942	001	09101	7/29/2011	211070438	472.55
	ALERT ALL CORP 164 ORLAN ROAD NEW HOLLAND PA 17557				Summary Total				472.55
					Payment Amount				472.55
106641	AMERICAN PRESSURE INC	ROLLER BRACKET	PV	58943	001	09101	8/1/2011	65523	34.48
	AMERICAN PRESSURE INC 3810 W BROADWAY ROBBINSDALE MN 55422				Summary Total				34.48
					Payment Amount				34.48

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
108664	AMERICAN VENDING INC	COFFEE	PV	58913	001	09101	7/26/2011	6121	158.40
	AMERICAN VENDING INC 10787 93RD AVENUE N MAPLE GROVE MN 55369						Summary Total		158.40
							Payment Amount		158.40
100028	ANDOVER WHEEL AND FRAME INC	LEAF SPRINGS 653	PV	58989	001	09101	7/26/2011	5622	747.46
	ANDOVER WHEEL AND FRAME INC	LEAF SPRINGS 653	PV	58989	002	09101	7/26/2011	5622	260.00
	13476 HANSON BLVD ANDOVER MN 55304						Summary Total		1,007.46
							Payment Amount		1,007.46
100058	ANOKA RAMSEY FARM AND GARDEN	TREE SPIKES/EMBARK	PV	58910	001	09101	7/26/2011	4987-15	371.28
	ANOKA RAMSEY FARM AND GARDEN 7435 HIGHWAY 10 RAMSEY MN 55303						Summary Total		371.28
							Payment Amount		371.28
100063	ASPEN MILLS	ASST CHIEF BADGE	PV	58944	001	09101	7/27/2011	110832	83.90
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432						Summary Total		83.90
							Payment Amount		83.90
101152	BKV GROUP INC	RE: FIRE STATION STUDY	PV	58945	001	09412	7/25/2011	27931	3,269.89
	BKV GROUP INC 222 NORTH 2ND STREET MINNEAPOLIS MN 55401						Summary Total		3,269.89
							Payment Amount		3,269.89
104474	CARQUEST AUTO PARTS	OIL/AIR FILTERS	PV	58946	001	09101	8/3/2011	6975-116362	76.75

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	CARQUEST AUTO PARTS			Summary Total					76.75
	P O BOX 503589	MISC PARTS	PV	58947	001	09101	8/1/2011	6975-116219	32.06
	ST LOUIS MO 63150-3589	MISC PARTS	PV	58947	002	09101	8/1/2011	6975-116219	1.05
				Summary Total					33.11
		HOSE CLAMPS	PV	58948	001	09101	8/1/2011	6975-116220	1.00
				Summary Total					1.00
		OIL FILTER 627	PV	58949	001	09101	8/1/2011	6975-116266	2.33
				Summary Total					2.33
		BRAKE HARWARE KIT	PV	58990	001	09101	8/5/2011	6975-116508	12.39
				Summary Total					12.39
		1 GAL RUBBER LUBE	PV	58991	001	09101	8/11/2011	6975-116794	24.30
				Summary Total					24.30
		BACK UP ALARM	PV	58992	001	09101	7/28/2011	6975-116071	148.72
				Summary Total					148.72
		AIR/OIL FILTERS	PV	58993	001	09101	7/26/2011	6975-115916	98.33
				Summary Total					98.33
		ELECTRICAL TAPE/OIL	PV	58994	001	09101	8/8/2011	6975-116596	6.02
		ELECTRICAL TAPE/OIL	PV	58994	002	09101	8/8/2011	6975-116596	36.85
				Summary Total					42.87
		BRAKES	PV	58995	001	09101	7/19/2011	6975-115539	156.57
				Summary Total					156.57
		REAR BRAKES	PV	58996	001	09101	7/19/2011	6975-115553	117.48
				Summary Total					117.48
				Payment Amount					713.85
111496	CENTRAL IRRIGATION SUPPLY INC	MISC PARTS	PV	58911	001	09101	7/29/2011	6018839.00	76.62
	CENTRAL IRRIGATION SUPPLY INC			Summary Total					76.62
	8 WILLIAMS STREET	MISC PARTS	PV	58914	001	09101	8/8/2011	6019013.00	2.98
	ELMSFORD NY 10523			Summary Total					2.98

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					79.60
106670	CENTRAL POWER DISTRIBUTORS INC	LOOP	PV	58950	001	09101	8/4/2011	774691	19.81
	CENTRAL POWER DISTRIBUTORS INC			Summary Total					19.81
	3801 THURSTON AVENUE	APRON CHAPS	PV	58997	001	09101	8/8/2011	776653	167.94
	ANOKA MN 55303			Summary Total					167.94
				Payment Amount					187.75
110483	CITY OF ST PAUL	ASPHALT	PV	58998	001	09101	8/2/2011	119388	262.40
	CITY OF ST PAUL 15 W KELLOGG BLVD 700 CITY HALL ST PAUL MN 55102			Summary Total					262.40
				Payment Amount					262.40
100111	COMMERCIAL ASPHALT COMPANY	ASPHALT	PV	58999	001	09101	7/31/2011	073111	300.33
	COMMERCIAL ASPHALT COMPANY P O BOX 1480 MAPLE GROVE MN 55311-6480			Summary Total					300.33
				Payment Amount					300.33
100112	COMMISSIONER OF TRANSPORTATION	PLANT INSPECT199-11 2-07	PV	58920	001	09493	7/28/2011	PA00020396I	17.93
	COMMISSIONER OF TRANSPORTATION			Summary Total					17.93
				Payment Amount					17.93
112762	COUCH, PATTY LIND	REIMBURSE MAILBOX DAMAGE	PV	58951	001	09101	8/5/2011	080511	75.00
	PATTY LIND COUCH 15800 TRAPROCK STREET NW RAMSEY MN 55303			Summary Total					75.00

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Payment Instrument	Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					75.00
100131	CULLIGAN OF ANOKA	COM FILTRATION LEASE	PV	58915	001	09101	7/31/2011	100X03564502	128.46
	CULLIGAN DEPARTMENT 8509 P O BOX 77043 MINNEAPOLIS MN 55480-7743			Summary Total					128.46
				Payment Amount					128.46
111818	DEANO'S COLLISION SPECIALISTS INC	FILM FOR TRUNK	PV	58952	001	09101	8/3/2011	31742	122.91
	DEANO'S COLLISION SPECIALISTS INC 11063 173RD AVENUE ELK RIVER MN 55330			Summary Total					122.91
				Payment Amount					122.91
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	59000	001	09101	8/2/2011	10684	1,832.29
	DEHN OIL COMPANY			Summary Total					1,832.29
	6735 141ST AVENUE NW	DIESEL FUEL	PV	59001	001	09101	8/2/2011	10685	1,541.20
	RAMSEY MN 55303			Summary Total					1,541.20
				Payment Amount					3,373.49
112765	E L K MECHANICAL HVAC INC	CITY OF RAMSEY PUMPHOUSE	PV	58912	001	09601	8/10/2011	R-65-11	2,349.00
	E L K MECHANICAL HVAC INC 6361 SUNFISH LAKE COURT SUITE 100 RAMSEY MN 55303			Summary Total					2,349.00
				Payment Amount					2,349.00
100158	ECM PUBLISHERS INC	RFP- MOWING DRAW	PV	58953	001	09101	7/29/2011	01787698	82.00
	ECM PUBLISHERS INC			Summary Total					82.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	4095 COON RAPIDS BLVD	ORD- TOPSOIL	PV	58954	001	09101	8/5/2011	01788060	87.13
	COON RAPIDS MN 55433				Summary Total				87.13
		NOTICE- SPECIAL ELECTION	PV	58955	001	09101	8/5/2011	01787976	25.63
					Summary Total				25.63
		RE: SAMPLE BALLOT	PV	58956	001	09101	8/5/2011	01788061	92.25
					Summary Total				92.25
		TAX INCREMENT	PV	58957	001	09201	8/5/2011	01788062	26.36
		TAX INCREMENT	PV	58957	002	09201	8/5/2011	01788062	26.36
		TAX INCREMENT	PV	58957	003	09201	8/5/2011	01788062	26.36
		TAX INCREMENT	PV	58957	004	09201	8/5/2011	01788062	26.36
		TAX INCREMENT	PV	58957	005	09201	8/5/2011	01788062	26.36
		TAX INCREMENT	PV	58957	006	09201	8/5/2011	01788062	26.35
		TAX INCREMENT	PV	58957	007	09201	8/5/2011	01788062	26.35
					Summary Total				184.50
		RE: NOTICE SPECIAL ELECTION	PV	58958	001	09101	7/29/2011	01787697	35.88
					Summary Total				35.88
					Payment Amount				507.39
106624	EHLERS AND ASSOCIATES, INC EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105	RE: TIF REPORTING	PV	59002	001	09201	8/10/2011	343299	1,178.00
		RE: TIF REPORTING	PV	59002	002	09201	8/10/2011	343299	1,178.00
		RE: TIF REPORTING	PV	59002	003	09201	8/10/2011	343299	1,178.00
		RE: TIF REPORTING	PV	59002	004	09201	8/10/2011	343299	1,178.00
		RE: TIF REPORTING	PV	59002	005	09201	8/10/2011	343299	1,178.00
		RE: TIF REPORTING	PV	59002	006	09201	8/10/2011	343299	1,178.00
		RE: TIF REPORTING	PV	59002	007	09201	8/10/2011	343299	1,178.00
					Summary Total				8,246.00
		RE: COR APARTMENTS	PV	59003	001	09202	8/10/2011	343298	4,275.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					4,275.00
				Payment Amount					12,521.00
112761	EROSION CONTROL SERVICES INC	HYDRO SEED-BUNKER/A RMSTRONG	PV	59004	001	09295	7/29/2011	0912	4,408.00
	EROSION CONTROL SERVICES INC 19600 TAMARACK STREET NW OAK GROVE MN 55011			Summary Total					4,408.00
				Payment Amount					4,408.00
107099	FASTENAL	MISC SUPPLIES	PV	59005	001	09101	8/2/2011	MNTC877571	.17
	FASTENAL COMPANY P O BOX 978 WINONA MN 55987			Summary Total					.17
				Payment Amount					.17
112421	FIRST SCRIBE	ROWAY WEB	PV	59006	001	09101	8/1/2011	22325	200.00
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
111709	FIRST TRANSIT INC	JUNE 2011 RAMSEY STAR EXPRESS	PV	58959	001	09296	7/6/2011	558090611R	54,073.70
	FIRST TRANSIT INC 22192 NETWORK PLACE CHICAGO IL 60673-1221			Summary Total					54,073.70
				Payment Amount					54,073.70
110388	FRATTALLONE'S ACE HARDWARE STORES	PLEXI GLASS	PV	59007	001	09101	8/3/2011	015255/J	152.00
	FRATTALLONE'S ACE HARDWARE STORES 3527 LEXINGTON AVENUE N ARDEN HILLS MN 55126			Summary Total					152.00
				Payment Amount					152.00
100189	G AND K	UNIFORMS	PV	59008	001	09101	8/3/2011	1006289786	64.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SERVICES INC								
	G AND K	UNIFORMS	PV	59008	002	09101	8/3/2011	1006289786	10.00
	SERVICES INC								
	PO BOX	UNIFORMS	PV	59008	003	09101	8/3/2011	1006289786	60.43
	1450-NW 7536								
	MINNEAPOLIS	UNIFORMS	PV	59008	004	09101	8/3/2011	1006289786	60.43
	MN 55485-7536								
				Summary Total					194.86
				Payment Amount					194.86
100200	GOPHER STATE	213 TICKETS	PV	58916	001	09601	8/1/2011	16461	104.50
	ONE CALL INC								
	GOPHER STATE	213 TICKETS	PV	58916	002	09601	8/1/2011	16461	104.50
	ONE CALL								
	18946 LAKE	213 TICKETS	PV	58916	003	09601	8/1/2011	16461	104.50
	DRIVE EAST								
	CHANHASSEN MN 55317			Summary Total					313.50
				Payment Amount					313.50
100650	GRAINGER	CARTRIDGE/SWI TCH	PV	58917	001	09101	7/28/2011	9597034553	49.03
	GRAINGER INC			Summary Total					49.03
	DEPT.	HANDLE	PV	59009	001	09101	8/4/2011	9602404775	34.54
	806511127								
	PALATINE IL 60038-0001			Summary Total					34.54
		RAKES, SHOVELS,BROOM	PV	59010	001	09101	8/4/2011	9602183221	544.37
				Summary Total					544.37
				Payment Amount					627.94
109262	GREENBERG IMPLEMENT INC	SPROCKET KIT	PV	59011	001	09101	7/27/2011	PS70012	31.89
	GREENBERG IMPLEMENT INC			Summary Total					31.89
	19745 NOWTHEN BLVD NW								
	RAMSEY MN 55303								
				Payment Amount					31.89
100211	HAWKINS INC	CHEMICALS	PV	58918	001	09601	8/1/2011	3250140	4,148.05
	HAWKINS INC			Summary Total					4,148.05
	P O BOX 9171								
	MINNEAPOLIS MN 55480-9171								

CITY OF RAMSEY
Create Payment Control Groups

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				Payment Amount					4,148.05
110605	HIGHWAY TECHNOLOGIES	MISC SIGNS	PV	59012	001	09101	8/4/2011	65085452-001	737.44
	HIGHWAY TECHNOLOGIES			Summary Total					737.44
	4700 LYNDALE AVENUE NORTH	MISC LIGHTS	PV	59013	001	09101	7/27/2011	65084829-001	897.11
	MINNEAPOLIS MN 55430			Summary Total					897.11
				Payment Amount					1,634.55
111402	HIMLE HORNER INC	JULY 2011 SERVICES	PV	58960	001	09400	8/2/2011	0711	7,490.87
	HIMLE HORNER INC 8500 NORMANDALE LAKE BLVD SUITE 720 BLOOMINGTON MN 55437			Summary Total					7,490.87
				Payment Amount					7,490.87
111501	LANDFORM PROFESSIONAL SERVICES	SERVICES THROUGH JULY 2011	PV	59014	001	09295	8/8/2011	20246	15,000.00
	LANDFORM PROFESSIONAL SERVICES	SERVICES THROUGH JULY 2011	PV	59014	002	09295	8/8/2011	20246	8.05
	105 5TH AVENUE SOUTH SUITE 513			Summary Total					15,008.05
	MINNEAPOLIS MN 55401	SERVICES THROUGH 7-31-11	PV	59015	001	09295	8/9/2011	20277	5,892.50
				Summary Total					5,892.50
				Payment Amount					20,900.55
100256	LANO EQUIPMENT INC	PLUG ADAPTER	PV	59016	001	09101	7/29/2011	200101	81.12
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					81.12
				Payment Amount					81.12
100722	LATOUR VINYL	LETTER/STRIPE 566	PV	58965	001	09101	7/25/2011	072511	295.77
	LATOUR VINYL			Summary Total					295.77

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	7747 158TH AVENUE NW RAMSEY MN 55303								
				Payment Amount					295.77
100259	LEAGUE OF MN CITIES INS TRUST	RE; RAY FROSTAD	PV	58961	001	09702	7/31/2011	C0007676	271.76
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					271.76
				Payment Amount					271.76
106741	LSA DESIGN INC	RE: RAMP FENCE DAMAGE	PV	58962	001	09702	7/29/2011	11088	495.00
	LSA DESIGN INC 219 N 2ND STREET SUITE 302 MINNEAPOLIS MN 55401-1454			Summary Total					495.00
		RAMSEY DECK BIDDING	PV	58963	002	09468	8/8/2011	11099	490.25
				Summary Total					490.25
		RAMSEY DECK BIDDING	PV	58964	001	09468	8/8/2011	11098	8,375.90
				Summary Total					8,375.90
				Payment Amount					9,361.15
100271	MAIN MOTORS	SENSOR	PV	58966	001	09601	8/3/2011	272646	106.48
	MAIN MOTORS 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					106.48
		SENSOR	PV	58967	001	09601	8/2/2011	272626	106.48
				Summary Total					106.48
				Payment Amount					212.96
106616	MARTIN MCALLISTER, INC	CONF. C. LASHER	PV	59017	001	09101	7/29/2011	7500	250.00
	MARTIN MCALLISTER, INC 3900 IDS CENTER MINNEAPOLIS MN 55402			Summary Total					250.00
				Payment Amount					250.00

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100280	MED COMPASS INC	MEDICAL EXAM SCBA USERS	PV	58968	001	09101	7/27/2011	18022	2,480.00
	MED COMPASS INC 7841 WAYZATA BLVD MINNEAPOLIS MN 55426				Summary Total				2,480.00
					Payment Amount				2,480.00
100284	MENARDS ELK RIVER	MISC ITEMS	PV	58921	001	09601	8/3/2011	82957	168.08
	MENARDS ELK RIVER 19521 EVANS STREET NW ELK RIVER MN 55330-1077				Summary Total				168.08
					Payment Amount				168.08
100285	MET COUNCIL ENVIRONMENTAL SRV	SEPT 2011 WASTEWATER	PV	58969	001	09602	8/2/2011	0000967043	47,098.78
	MET COUNCIL ENVIRONMENTAL SRV SDS-12-1064 P O BOX 86 MINNEAPOLIS MN 55486-1064				Summary Total				47,098.78
					Payment Amount				47,098.78
100289	METRO SALES INC	SERVICE THROUGH 7-31-11	PV	59018	001	09101	7/27/2011	418667	1,938.25
	METRO SALES INC	SERVICE THROUGH 7-31-11	PV	59018	002	09101	7/27/2011	418667	578.96
	1620 EAST 78TH STEET MINNEAPOLIS MN 55423				Summary Total				2,517.21
		SERVICE THROUGH 7-27-11	PV	59019	001	09101	8/2/2011	419277	704.89
		SERVICE THROUGH 7-27-11	PV	59019	002	09101	8/2/2011	419277	210.55
					Summary Total				915.44
					Payment Amount				3,432.65
100303	MINNESOTA CONWAY INC	FIRE ALARM	PV	59020	001	09101	7/31/2011	26288	227.50

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2011

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MINNESOTA CONWAY 575 MINNEHAHA AVE WEST ST PAUL MN 55103-1573			Summary Total					227.50
				Payment Amount					227.50
106653	MN DEPT OF EMPLOYMENT ECONOMIC DEVELOP	CDAP-03-0008-H-FY04 PAN PRECIS	PV	58970	001	09232	8/9/2011	080911	128.50
	MN DEPT OF EMPLOYMENT ECONOMIC DEVELOP ATTEN: FISCAL SERVICES DIVISION 332 MINNESOTA ST SUITE 200 ST PAUL MN 55101-1350			Summary Total					128.50
				Payment Amount					128.50
100224	MN OFFICE OF ENTERPRISE TECH SHARED SER.	WAN JULY 2011	PV	58922	001	09101	8/4/2011	DV11070381	176.38
	MN OFFICE OF ENTERPRISE TECH SHARED TECH ROOM 510 658 CEDAR STREET ST PAUL MN 55155			Summary Total					176.38
				Payment Amount					176.38
100341	MTI DISTRIBUTING INC	SWITCH	PV	58923	001	09101	7/29/2011	804177.00	130.51
	MTI DISTRIBUTING INC			Summary Total					130.51
	SDS 12-1900	VALVE RELIEF	PV	58924	001	09101	6/28/2011	796571.00	101.22
	P O BOX 86 MINNEAPOLIS MN 55486-1900			Summary Total					101.22
				Payment Amount					231.73
100356	NORTH COUNTRY CONCRETE	DRINKING FOUNTAIN PAD	PV	58925	001	09101	7/18/2011	112181	738.00
	NORTH COUNTRY CONCRETE 7040 - 143RD AVENUE NW RAMSEY MN 55303			Summary Total					738.00
				Payment Amount					738.00

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2011

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100359	NORTH METRO MAYORS ASSN	GOLF TOURNEY 4	PV	59021	001	09101	8/15/2011	081511	600.00
	NORTH METRO MAYORS ASSN 1000 WESTGATE DRIVE SUITE 252 ST PAUL MN 55114				Summary Total				600.00
					Payment Amount				600.00
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	58926	001	09101	8/2/2011	149879	68.24
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433				Summary Total				68.24
					Payment Amount				68.24
108137	NORTHERN STAR JUVENILE DIVERSION	BILLING APR 1- JUNE 30,2011	PV	58971	001	09270	7/27/2011	072711	1,250.00
	NORTHERN STAR JUVENILE DIVERSION ATTENTION: COLLEEN BRAZIER 393 MARSHALL AVENUE ST PAUL MN 55102				Summary Total				1,250.00
					Payment Amount				1,250.00
112759	ON SITE SANITATION INC	RHINESTONE PARK	PV	58927	001	09101	7/23/2011	19239	90.23
	ON SITE SANITATION INC				Summary Total				90.23
	95 WOODLYNN AVE	7250 RAMSEY PARKWAY	PV	58928	001	09101	7/23/2011	19744	35.96
	ST PAUL MN 55117				Summary Total				35.96
		TITTERUD PARK	PV	58929	001	09101	7/23/2011	19403	35.96
					Summary Total				35.96
		RIVERBEND PARK	PV	58930	001	09101	7/23/2011	19402	35.96
					Summary Total				35.96
		ALPINE PARK	PV	58931	001	09101	7/23/2011	19395	71.92
					Summary Total				71.92
		ELMCREST PARK	PV	58932	001	09101	7/23/2011	19397	143.84
					Summary Total				143.84

R04570

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2011

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		FLINTWOOD TERRACE	PV	58933	001	09101	7/23/2011	19398	35.96
				Summary Total					35.96
		RIVERDALE PARK	PV	58934	001	09101	7/23/2011	19401	35.96
				Summary Total					35.96
		FOX PARK	PV	58935	001	09101	7/23/2011	19400	35.96
				Summary Total					35.96
				Payment Amount					521.75
100829	PCS SAFETY SYSTEMS INC	REPLACE SIREN 301	PV	58972	001	09101	8/1/2011	8282	75.00
	PCS SAFETY SYSTEMS INC	REPLACE SIREN 301	PV	58972	002	09101	8/1/2011	8282	181.15
	P O BOX 405 ELK RIVER MN 55330			Summary Total					256.15
				Payment Amount					256.15
100382	PITNEY BOWES INC	POSTAGE MACHINE SUPPLIES	PV	59022	001	09101	7/29/2011	417417	287.69
	PITNEY BOWES INC P O BOX 371896 PITTSBURGH PA 15250-7896			Summary Total					287.69
				Payment Amount					287.69
111488	POPP.COM INC	JULY 2011 BILLING	PV	58936	001	09101	7/31/2011	1975657	114.61
	POPP.COM INC	JULY 2011 BILLING	PV	58936	002	09101	7/31/2011	1975657	40.93
	P O BOX 27110	JULY 2011 BILLING	PV	58936	003	09101	7/31/2011	1975657	40.93
	GOLDEN VALLEY MN 55427-0110	JULY 2011 BILLING	PV	58936	004	09101	7/31/2011	1975657	237.41
		JULY 2011 BILLING	PV	58936	005	09101	7/31/2011	1975657	40.93
		JULY 2011 BILLING	PV	58936	006	09101	7/31/2011	1975657	57.31
		JULY 2011 BILLING	PV	58936	007	09101	7/31/2011	1975657	32.75
		JULY 2011 BILLING	PV	58936	008	09101	7/31/2011	1975657	8.18

Bank Account	00002224 CASH IN BANK
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Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2011

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		JULY 2011 BILLING	PV	58936	009	09101	7/31/2011	1975657	119.72
		JULY 2011 BILLING	PV	58936	010	09101	7/31/2011	1975657	89.97
		JULY 2011 BILLING	PV	58936	011	09101	7/31/2011	1975657	119.72
						Summary Total			902.46
						Payment Amount			902.46
111498	RAMSEY LIONS	GOLF EVENT	PV	58973	001	09101	7/26/2011	1192011	80.00
	RAMSEY LIONS	GOLF EVENT	PV	58973	002	09101	7/26/2011	1192011	80.00
	C/O GARY LARSON	GOLF EVENT	PV	58973	003	09101	7/26/2011	1192011	80.00
	15465 TUNGSTEN STREET NW	GOLF EVENT	PV	58973	004	09101	7/26/2011	1192011	160.00
	RAMSEY MN 55303					Summary Total			400.00
						Payment Amount			400.00
111366	RAMSEY, ROBERT	REIMBURSE-LUNCHES	PV	59042	001	09101	8/16/2011	081611	25.00
	ROBERT RAMSEY 7700 181ST AVENUE NW RAMSEY MN 55303					Summary Total			25.00
						Payment Amount			25.00
100421	REGAL AWARDS AND TROPHIES	5 NAME PLATES	PV	58974	001	09101	6/23/2011	11247	18.70
	REGAL AWARDS AND TROPHIES 530 WEST MAIN STREET ANOKA MN 55303					Summary Total			18.70
						Payment Amount			18.70
107880	RICK JOHNSON DEER AND BEAVER INC	2 DEER CALLS	PV	59023	001	09101	8/1/2011	080111	180.00
	RICK JOHNSON DEER AND BEAVER INC 18595 XENOLITH STREET NW BURNS TOWNSHIP MN 55303					Summary Total			180.00
						Payment Amount			180.00

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2011

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100431	SAFETY KLEEN CORPORATION	RECYCLE OIL	PV	59024	001	09101	7/29/2011	924790150	101.00
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066				Summary Total				101.00
					Payment Amount				101.00
100435	SCHARBER AND SONS INC	V BELTS	PV	59025	001	09101	7/28/2011	1079845	114.55
	SCHARBER AND SONS INC				Summary Total				114.55
	13725 MAIN STREET	BALL BEARINGS/ SNAP RING	PV	59026	001	09101	7/26/2011	1079620	54.19
	ROGERS MN 55374				Summary Total				54.19
					Payment Amount				168.74
107711	SCHINDLER ELEVATOR	QTR BILL 8-1-11/10-31-11 CH	PV	58937	001	09101	8/1/2011	8102969889	499.41
	SCHINDLER ELEVATOR 875 BLUE GENTIAN ROAD EGAN MN 55121				Summary Total				499.41
					Payment Amount				499.41
112235	SHARP CREATIVE	COR WEBSITE	PV	59027	001	09295	8/1/2011	65	1,750.00
	SHARP CREATIVE				Summary Total				1,750.00
	105 FIFTH AVE S. # 513	RE: COR MISC	PV	59028	001	09295	3/7/2011	32	264.67
	MINNEAPOLIS MN 55401	RE: COR MISC	PV	59028	002	09295	3/7/2011	32	106.34
		RE: COR MISC	PV	59028	003	09295	3/7/2011	32	34.83
					Summary Total				405.84
		RE: HRA AND EDA WORK	PV	59029	001	09295	8/1/2011	64	551.00
		RE: HRA AND EDA WORK	PV	59029	002	09295	8/1/2011	64	1,428.17
					Summary Total				1,979.17
					Payment Amount				4,135.01
100920	SHERWIN	SHERSTRIPE	PV	58938	001	09101	7/25/2011	7204-4	23.66

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2011

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	WILLIAMS	ATH WHITE							
	SHERWIN WILLIAMS 3564 MAIN STREET NW MINNEAPOLIS MN 55448-1002			Summary Total					23.66
				Payment Amount					23.66
107234	STENQUIST, MICHAEL	11 BOOT REIMB. M. STENQUIST	PV	59030	001	09101	8/12/2011	081211	99.99
	MICHAEL STENQUIST 15964 POTAWATOMI STREET NW ANDOVER MN 55303			Summary Total					99.99
				Payment Amount					99.99
107705	TWIN CITY GARAGE DOOR CO	REPAIR ON DOOR	PV	58939	001	09101	8/1/2011	354035	126.03
	TWIN CITY GARAGE DOOR CO 5601 BOONE AVE N MINNEAPOLIS MN 55428			Summary Total					126.03
				Payment Amount					126.03
106990	USA BLUE BOOK	CURB BOX LID	PV	58940	001	09601	7/28/2011	453434	159.07
	USA BLUE BOOK			Summary Total					159.07
	PO BOX 9004	BRASS HYDRANT ADAPTER	PV	58941	001	09101	8/2/2011	456650	53.53
	GURNEE IL 60031-9004			Summary Total					53.53
				Payment Amount					212.60
100508	VANCE BROTHERS INC	TACK OIL	PV	59031	001	09101	8/2/2011	20850	32.06
	VANCE BROTHERS INC			Summary Total					32.06
	P O BOX 877366	TACK OIL	PV	59032	001	09101	8/2/2011	20848	32.06
	KANSAS CITY MO 64187-7366			Summary Total					32.06
		TACK OIL	PV	59033	001	09101	7/28/2011	20779	64.13
				Summary Total					64.13
				Payment Amount					128.25

R04570

CITY OF RAMSEY

Create Payment Control Groups

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2011

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100539	WRIGHT TIRE SERVICE INC	TIRES FOR 558	PV	58975	001	09101	8/3/2011	065899	548.57
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303						Summary Total		548.57
							Payment Amount		548.57
106402	ZEP MANUFACTURING COMPANY	MISC SUPPLIES	PV	59034	001	09101	7/26/2011	57422711	830.25
	ZEP SALES & SERVICE 13237 COLLECTIONS CENTER DRIVE CHICAGO IL 60693						Summary Total		830.25
							Payment Amount		830.25
							Total Amount to be Processed		197,798.57
							Total Number of Payments to be Processed		73

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2011

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111093	DOUGLAS KERR UNDERGROUND LLC	PAY EST 2 ARMSTRONG/BUNKER	PV	59036	001	09494	8/3/2011	01973-00	385,211.13
	DOUGLAS KERR UNDERGROUND LLC P O BOX 85 MORA MN 55051							Summary Total	385,211.13
								Payment Amount	385,211.13
111526	NORTHERN ESCROW INC	PAY EST 1 DYSPROSIUM STREET	PV	59037	001	09491	8/12/2011	081211	56,197.25
	NORTHERN ESCROW INC FBO: COUNTY LINE EXCAVATING LLC 1276 SOUTH ROBERT STREET WEST ST PAUL MN 55118							Summary Total	56,197.25
								Payment Amount	56,197.25
107698	OMANN BROTHERS PAVING INC	PAY EST 1 RHINESTONE PARK LOT	PV	59038	001	09805	8/12/2011	081211	85,539.11
	OMANN BROTHERS PAVING INC P O BOX 120 ALBERTVILLE MN 55301							Summary Total	85,539.11
								Payment Amount	85,539.11
111100	RUM RIVER CONTRACTING INC	PAY EST 5 ALPINE/ROANOKE	PV	59039	001	09493	8/12/2011	081211 ALPINE/ROANOKE	212,305.36
	RUM RIVER CONTRACTING INC 31913 124TH STREET PRINCETON MN 55371							Summary Total	212,305.36
								Payment Amount	212,305.36
		PAY EST-FINAL UTE STREET	PV	59040	001	09487	8/12/2011	081211 UTE STREET	7,699.98
								Summary Total	7,699.98
								Payment Amount	7,699.98
		PAY EST 5 151ST,152ND &	PV	59041	001	09489	8/12/2011	081211 151ST,152ND..	14,634.39

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2011	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
		FLUOR							
								Summary Total	14,634.39
								Payment Amount	14,634.39
								Total Amount to be Processed	761,587.22
								Total Number of Payments to be Processed	6

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-XXX

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF AUGUST 5, 2011 THROUGH AUGUST 17, 2011.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of August 5, 2011, through August 17, 2011, in the amount of $1,330,857.18; and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period August 5, 2011, through August 17, 2011, in the amount of $1,330,857.18.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember , and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August 2011.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 10.**

Meeting Date: 08/23/2011

By: Jo Thieling, Administrative Services

Title:

Adopt Resolution #11-08-XXX Proclaiming September 17 - 23, 2011 as Constitution Week

Background:

Staff received a request from the Daughters of the American Revolution (DAR) to place a resolution on the agenda for Council adoption proclaiming the week of September 17 - 23, 2011 as Constitution Week. That resolution is attached for Council review and adoption. It is anticipated a representative of the DAR will be present to accept the proclamation; therefore, the reading and presenting of this resolution is also listed under the Presentation portion of the agenda.

Council Action:

Motion to adopt Resolution #11-08-XXX Proclaiming September 17 - 23, 2011 as Constitution Week.

Attachments

Resolution Proclaiming Constitution Week

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/11/2011 03:44 PM

Form Started By: Jo Thieling Started On: 08/10/2011 11:47 AM

Final Approval Date: 08/11/2011

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-XXX

RESOLUTION PROCLAIMING SEPTEMBER 17 – 23, 2011 AS CONSTITUTION WEEK

WHEREAS, our Founding Fathers, in order to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States; and

WHEREAS, it is important that all citizens fully understand the provisions and principles contained in the Constitution in order to effectively support, preserve and defend against all enemies; and;

WHEREAS, September 17, 2011, marks the two hundred twenty-fourth anniversary of the drafting of the Consitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition of this magnificent document and its memorable anniversary; and,

WHEREAS, the independence guaranteed to American citizens, whether by birth or naturalization, should be celebrated during Constitution Week, September 17 through 23, 2011, as designated by proclamation of the President of the United States of America in accordance with Public Law 915.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA:

1) That the City Council of the City of Ramsey proclaims the week of September 17 through 23, 2011 as **CONSTITUTION WEEK.**

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2011.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 11.**

Meeting Date: 08/23/2011

By: MaryJo Warner, Engineering/Public Works

Title:

Adopt Resolution 11-08-XXX Authorizing Partial Payment to Omann Brothers Paving Inc for IP 11-22 Rhinestone Commons Parking Lot

Background:

Resolution and Pay Request Attached

Council Action:

Motion to Adopt Resolution 11-08-XXX Authorizing Partial Payment to Omann Brothers Paving Inc for IP 11-22 Rhinestone Commons Parking Lot

Attachments

Resolution

Attachment

Form Review

Inbox	Reviewed By	Date
Tim Himmer	Tim Himmer	08/17/2011 03:54 PM
Brian Olson	Brian Olson	08/17/2011 04:08 PM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:07 PM

Form Started By: MaryJo Warner Started On: 08/16/2011 03:42 PM

Final Approval Date: 08/18/2011

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-XXX

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO OMANN BROTHERS PAVING INC FOR IP 11-22; RHINESTONE COMMONS PARKING LOT

WHEREAS, on March 30, 2010 the Ramsey City Council authorized the solicitation of bids from plans prepared by the City of Ramsey; and

WHEREAS, pursuant to an advertisement for bids for Improvement Project 11-22; Rhinestone Commons Parking Lot Improvements, bids were received, opened and tabulated according to law; and

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Omann Brothers Paving Inc. in the amount of $85,539.11.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City Council hereby authorizes partial payment to Omann Brothers Paving Inc. for Rhinestone Commons Parking Lot in the amount of $85,539.11.

2) That the City Council hereby accepts the pay request and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of August 23, 2011.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2011.

ATTEST:

Mayor

City Clerk

Pay Estimate Summary Sheet
IP 11-22; RHINESTONE COMMONS PARKING LOT

City of Ramsey

Estimate no 1

TOTAL CONTRACT	$ 125,194.61
CHANGE ORDER NO	
TOTAL WITH CHANGE ORDERS	$ 125,194.61
STORED MATERIALS	$ -
TOTAL, COMPLETED WORK TO DATE	$ 90,041.17
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$ 90,041.17
RETAINED PERCENTAGE 5%	$ 4,502.06
NET AMOUNT DUE TO CONTRACTOR TO DATE	$ 85,539.11
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$ -
PAY CONTRACTOR PER ESTIMATE NO. 1	$ 85,539.11

Certificate for Partial Payment

Contractor: Omann Brothers Paving, Inc.

By _____
Name Title

Date _____

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ City Engineer
Tim Himmer, PE

Date _____

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____
Name Title Date

CC Regular Session **5. 12.**

Meeting Date: 08/23/2011

By: MaryJo Warner, Engineering/Public Works

Title:

Adopt Resolution 11-08-XXX Authorizing Partial Payment to County Line Excavating LLC for IP 09-25 Dysprosium Street Improvements

Background:

Resolution and Pay Request Attached

Council Action:

Motion to Adopt Resolution 11-08-XXX Authorizing Partial Payment to County Line Excavating LLC for IP 09-25 Dysprosium Street Improvements

Attachments

Resolution

Attachment

Form Review

Inbox	Reviewed By	Date
Tim Himmer	Tim Himmer	08/17/2011 03:55 PM
Brian Olson	Brian Olson	08/17/2011 04:08 PM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:09 PM

Form Started By: MaryJo Warner Started On: 08/16/2011 03:48 PM

Final Approval Date: 08/18/2011

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-XXX

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO COUNTY LINE EXCAVATING LLC FOR IP 09-25 DYSPROSIUM STREET IMPROVEMENTS

WHEREAS, the Ramsey City Council authorized the preparation of plans and specifications for the above referenced work; and

WHEREAS, the Ramsey City Council approved the plans and specifications and the advertisement for bids for the above referenced work on May 11, 2010; and

WHEREAS, pursuant to an advertisement for bids for Dysprosium Street Improvements, bids were received, opened and tabulated according to law and awarded on May 31, 2011; and

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to County Line Excavating in the amount of $56,197.25.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City Council hereby authorizes partial payment to County Line Excavating for Dysprosium Street Improvements in the amount of $56,197.25.

2) That the City Council hereby accepts the pay request and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of August 23, 2011.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2011.

ATTEST:

Mayor

City Clerk

Pay Estimate Summary Sheet
IP 09-25; Dysprosium Street Reconstruction

City of Ramsey

Estimate no 1

TOTAL CONTRACT	$ 693,752.48
CHANGE ORDER NO	
TOTAL WITH CHANGE ORDERS	$ 693,752.48
STORED MATERIALS	$ -
TOTAL, COMPLETED WORK TO DATE	$ 59,155.00
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$ 59,155.00
RETAINED PERCENTAGE 5%	$ 2,957.75
NET AMOUNT DUE TO CONTRACTOR TO DATE	$ 56,197.25
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$ -
PAY CONTRACTOR PER ESTIMATE NO. 1	$ 56,197.25

Certificate for Partial Payment

Contractor: County Line Excavating, LLC

By _____
Name Title

Date _____

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ City Engineer
Tim Himmer, PE

Date _____

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____
Name Title Date

CC Regular Session **5. 13.**

Meeting Date: 08/23/2011

By: MaryJo Warner, Engineering/Public Works

Title:

Adopt Resolution 11-08-XXX Authorizing Partial Payment to Rum River Contracting for IP 10-07 Alpine Drive/Roanoke Street Improvements

Background:

Resolution and Pay Request Attached

Council Action:

Motion to Adopt Resolution 11-08-XXX Authorizing Partial Payment to Rum River Contracting for IP 10-07 Alpine Drive/Roanoke Street Improvements

Attachments

Resolution

Attachment

Form Review

Inbox	Reviewed By	Date
Tim Himmer	Tim Himmer	08/17/2011 03:56 PM
Brian Olson	Brian Olson	08/17/2011 04:08 PM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:09 PM

Form Started By: MaryJo Warner Started On: 08/16/2011 03:55 PM

Final Approval Date: 08/18/2011

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-XXX

RESOLUTION AUTHORIZING 5TH PARTIAL PAYMENT TO RUM RIVER CONTRACTING FOR IP 10-07 ALPINE DRIVE/ROANOKE STREET IMPROVEMENTS

WHEREAS, the Ramsey City Council authorized the preparation of plans and specifications for the above referenced work; and

WHEREAS, the Ramsey City Council approved the plans and specifications and the advertisement for bids for the above referenced work on May 11, 2010; and

WHEREAS, pursuant to an advertisement for bids for Alpine Drive/Roanoke Street Improvements, bids were received, opened and tabulated according to law and awarded on October 12, 2010; and

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $177,225.31.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $1,192.73.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $61,895.74.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $61,017.93.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $212,305.36.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City Council hereby authorizes partial payment to Rum River Contracting for the Alpine Drive/Roanoke Street Improvements in the amount of $212,305.36.

2) That the City Council hereby accepts the pay request and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of August 23, 2011.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August 2011.

ATTEST: Mayor

City Clerk

Pay Estimate Summary Sheet
IP 10-07 ALPINE DRIVE/ ROANOKE STREET IMPROVEMENTS
August 12, 2011
City of Ramsey

Estimate no **5**

TOTAL CONTRACT	$	437,833.43
CHANGE ORDER NO. 1	$	100,779.70
CHANGE ORDER NO. 2	$	27,013.00
TOTAL WITH CHANGE ORDERS	$	565,626.13
STORED MATERIALS	$	-
TOTAL, COMPLETED WORK TO DATE	$	540,670.60
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	540,670.60
RETAINED PERCENTAGE 5%	$	27,033.53
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	513,637.07
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	301,331.71
PAY CONTRACTOR PER ESTIMATE NO. 5	$	212,305.36

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Contractor: Rum River Contracting

By _____
Name Title

Date _____

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ Civil Engineer II
Leonard Linton, PE

Date _____

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____
Name Title Date

CC Regular Session **5. 14.**

Meeting Date: 08/23/2011

By: MaryJo Warner, Engineering/Public Works

Title:

Adopt Resolution #11-08-XXX Authorizing Final Payment to Rum River Contracting for IP 08-33 Ute Street Improvements

Background:

Resolution and Pay Request Attached

Council Action:

Motion to Adopt Resolution #11-08-XXX Authorizing Final Payment to Rum River Contracting for IP 08-33 Ute Street Improvements

Attachments

Resolution

Attachment

Form Review

Inbox	Reviewed By	Date
Tim Himmer	Tim Himmer	08/17/2011 03:57 PM
Brian Olson	Brian Olson	08/17/2011 04:08 PM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:09 PM

Form Started By: MaryJo Warner Started On: 08/16/2011 04:01 PM

Final Approval Date: 08/18/2011

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-XXX

RESOLUTION AUTHORIZING FINAL PAYMENT TO RUM RIVER CONTRACTING INC. FOR IMPROVEMENT PROJECT 08-33 (UTE STREET IMPROVEMENTS)

WHEREAS, the Ramsey City Council adopted a resolution on May 12, 2009 accepting plans and specifications and authorizing the solicitation of bids; and

WHEREAS, pursuant to an advertisement for bids for Improvement Project 08-33, The Bituminous Paving of Ute Street North of 179th Lane , bids were received, opened and tabulated according to law; and

WHEREAS, on April 27th, 2010 the City Council authorized entering into a contract with Rum River Contracting Inc. to perform the work.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting, Inc. in the amount of $21,539.87.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting, Inc. in the amount of $86,055.18.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting, Inc. in the amount of $29,634.67.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends final payment to Rum River Contracting, Inc. in the amount of $7,699.98.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City Council hereby authorizes final payment to Rum River Contracting Inc. for the IP 08-33 Rum River Contracting in the amount of $7,699.98.

2) That the City Council hereby accepts the pay request and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of August 2011.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

where upon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August 2011.

_____
Mayor

ATTEST:

_____
City Clerk

FINAL PAY ESTIMATE

Date: August 12, 2011
Project: IP 08-33 Ute Street Improvements
Contractor: Rum River Contracting Inc.
Contract Amount: $138,700.01
Award Date: April 28, 2010

The following work has been completed on the above referenced project:

	Item	Bid Qnty	Unit	Unit Cost	Est Qnty	
1	Mobilization	1	ls	$5,500.00	1	$5,500.00
2	Traffic Control	1	ls	$1,000.00	1	$1,000.00
3	Grading	11	sta	$200.00	11	$2,200.00
4	Silt Fence	300	ft	$1.30	182	$236.60
5	Construction Fence	300	ft	$2.00	250	$500.00
6	Salvage Chain Link Fence	90	ft	$5.00	154	$770.00
7	Remove and grub trees	20	ea	$101.00	28	$2,828.00
8	Salvage topsoil	7300	sq yd	$0.30	7300	$2,190.00
9	Modified Class 5	547	tons	$13.00	660.69	$8,588.97
10	Bit LV Nonwear Course	264	tons	$58.95	250.88	$14,789.38
11	Bit LV Wear Course	239	tons	$69.60	205.64	$14,312.54
12	Bit Tack	156	gal	$3.00	150	$450.00
13	2X3 Catch basins	2	ea	$645.85	1	$645.85
14	48" Stormwater MH	44	vft	$188.71	44	$8,303.24
15	84" Sump Storm MH	1	ea	$5,724.96	1	$5,724.96
16	Storm castings	10	ea	$432.22	10	$4,322.20
17	12" RCP	93	ft	$19.33	92	$1,778.36
18	15" RCP	584	ft	$23.55	584	$13,753.20
19	18" RCP	580	ft	$28.20	578	$16,299.60
20	12" RCP FES w/guard	2	ea	$442.91	2	$885.82
21	15" RCP FES w/guard	2	ea	$919.08	2	$1,838.16
22	18" RCP FES w/guard	1	ea	$541.32	1	$541.32
23	Rip Rap Class 3 w/fabric	8.9	cy	$85.00	10	$850.00
24	Topsoil borrow	150	cy	$9.00	60	$540.00
25	Export surplus spoil	500	cy	$1.00	156	$156.00
26	Sod with fertilizer	3520	sq yd	$2.40	0	$0.00
27	Fertilizer, seed & mulch	0.2	acre	$4,500.00	1.59	$7,155.00
28	Protect Irrigation Systems	1	ea	$500.00	1	$500.00
29	Bit Driveway Restoration	250	sq ft	$2.50	1215	$3,037.50
30	Conc Driveway Restoration	70	sq ft	$8.00	675	$5,400.00

31	Replace Chain Link Fence	55	ft	$10.00	154	$1,540.00
32	Concrete curb and Gutter	1730	ft	$9.00	1727	$15,543.00
33	Parking Bays	2	ec	$0.01	0	$0.00
Extra	Subgrade correction	0	ls	$1,250.00	1	$1,250.00
Extra	Remove & replace FES	0	ls	$1,500.00	1	$1,500.00

Total Work Completed to Date		**$144,929.70**
Less Previous Payments:	PPE #1	$ 21,539.87
	PPE #2	$ 86,055.18
	PPE #3	$ 29,634.67
FINAL Payment Due		$ 7,699.98

Contractor: I hereby certify that all items shown are correct for the work completed to date:

_____ _____

Rum River Contracting Inc Date

Engineer: I hereby certify the above work is complete:

_____ _____

Tim Himmer, City Engineer Date

Pay distribution:

IP 08-33 $ 7,699.98

CC Regular Session **5. 15.**

Meeting Date: 08/23/2011

By: MaryJo Warner, Engineering/Public Works

Title:

Adopt Resolution 11-08-XXX Authorizing Partial Payment to Rum River Contracting for IP 08-34 Bituminous Paving of 151st, 152nd, and Fluorine Street

Background:

Resolution and Pay Request Attached

Council Action:

Motion to Adopt Resolution 11-08-XXX Authorizing Partial Payment to Rum River Contracting for IP 08-34 Bituminous Paving of 151st, 152nd, and Fluorine Street

Attachments

Resolution

Attachment

Form Review

Inbox	Reviewed By	Date
Tim Himmer	Tim Himmer	08/17/2011 03:58 PM
Brian Olson	Brian Olson	08/17/2011 04:09 PM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:09 PM

Form Started By: MaryJo Warner Started On: 08/16/2011 04:10 PM

Final Approval Date: 08/18/2011

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-XXX

RESOLUTION AUTHORIZING 5th PARTIAL PAYMENT TO RUM RIVER CONTRACTING FOR IP 08-34, THE BITUMINOUS PAVING OF 151ST AND 152ND AVENUES, AND FLUORINE STREET

WHEREAS, on January 12, 2010 the Ramsey City Council authorized the solicitation of bids from plans prepared by City staff; and

WHEREAS, pursuant to an advertisement for bids for Improvement Project 08-34, the bituminous paving of 151st and 152nd Avenues, and Fluorine Street, bids were received, opened and tabulated according to law; and awarded on September 14, 2010 and

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $174,189.45.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $95,852.17.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $39,895.37.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $2,425.00.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Rum River Contracting in the amount of $14,634.39.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City Council hereby authorizes partial payment to Rum River Contracting, Inc. for Improvement Project 08-34, Bituminous Paving of 151st and 152nd Avenues and Fluorine Street in the amount of $14,634.39.

2) That the City Council hereby accepts the partial pay request and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of August 23, 2011.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August 2011.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 08-34 Bituminous Paving of 151st, 152nd, and Fluorine Street
City of Ramsey

Estimate No. **5**

TOTAL CONTRACT	$	271,987.39
EXTRA WORK	$	10,941.60
CHANGE ORDER NO 1	$	41,129.25
CHANGE ORDER NO 2	$	8,998.00
TOTAL WITH CHANGE ORDERS	$	333,056.24
STORED MATERIALS	$	-
TOTAL, COMPLETED WORK TO DATE	$	337,109.67
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	337,109.67
RETAINED PERCENTAGE 3%	$	10,113.29
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	326,996.38
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	312,361.99
PAY CONTRACTOR PER ESTIMATE NO. 5	$	14,634.39

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Contractor: Rum River Contracting Co.

By _____
Name Title

Date _____

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ Civil Engineer II
Leonard Linton, PE

Date _____

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____
Name Title Date

CC Regular Session **5. 16.**

Meeting Date: 08/23/2011

By: MaryJo Warner, Engineering/Public Works

Title:

Adopt Resolution #11-08-XXX Authorizing Partial Payment to Douglas-Kerr Underground LLC for IP 11-21 Armstrong and Bunker Lake Blvd Improvements

Background:

Resolution and Pay Request Attached

Council Action:

Adopt Resolution #11-08-XXX Authorizing Partial Payment to Douglas-Kerr Underground LLC for IP 11-21 Armstrong and Bunker Lake Blvd Improvements

Attachments

Resolution

Attachment

Form Review

Inbox	Reviewed By	Date
Tim Himmer	Tim Himmer	08/17/2011 03:58 PM
Brian Olson	Brian Olson	08/17/2011 04:09 PM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:09 PM

Form Started By: MaryJo Warner Started On: 08/16/2011 04:18 PM

Final Approval Date: 08/18/2011

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-XXX

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO DOUGLAS-KERR UNDERGROUND LLC FOR IMPROVEMENT PROJECT #11-21; ARMSTRONG AND BUNKER LAKE BOULEVARD INTERSECTION SIGNALIZATON

WHEREAS, on December 14, 2010 the Ramsey City Council ordered improvement project 11-21; Armstrong and Bunker Lake Boulevard Signalization Project; and

WHEREAS, on January 11, 2011 the Ramsey City Council called for the preparation of plans and specifications when they awarded of an engineering services contract with WSB & Associates; and

WHEREAS, on April 12, 2011 the Ramsey City Council authorized the solicitation of bids; and

WHEREAS, pursuant to an advertisement for bids for Improvement Project 11-21; Armstrong and Bunker Lake Boulevard Intersection Signalization, bids were received, opened and tabulated according to law: and

WHEREAS, Douglas-Kerr Underground, LLC is the lowest responsible bidder.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Douglas-Kerr Underground LLC in the amount of $693,135.78.

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Douglas-Kerr Underground LLC in the amount of $385,211.13.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City Council hereby authorizes partial payment to Douglas-Kerr Underground LLC in the amount of $385,211.13; and

2) That the City Council hereby accepts the pay request and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of August 23, 2011.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August 2011.

_____
Mayor

ATTEST:

_____
City Clerk

WSB & Associates, Inc.

Owner: City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303-5137

Date: 8/3/2011

For Period: 7/7/2011 to 8/3/2011

Request No.: 2

Contractor: Douglas-Kerr Underground, LLC
P.O. Box 85
Mora, MN 55051

Pay Voucher

RAMSEY - Armstrong and Bunker Lake Boulevard Int and Extensions
Client Contract No.: SAP 199-121-001
Project No.: 01973-00
Client Project No.: C.P. 11-21

Project Summary			
1	Original Contract Amount		$3,458,170.42
2	Contract Changes - Addition	$23,250.00	
3	Contract Changes - Deduction	($46,500.00)	
4	Revised Contract Amount		$3,434,920.42
5	Value Completed to Date		$962,680.31
6	Material on Hand		$140,487.88
7	Amount Earned		$1,103,168.19
8	Less Retainage 2.25%		$24,821.28
9	Subtotal		$1,078,346.91
10	Less Amount Paid Previously		$693,135.78
11	Liquidated Damages		$0.00
12	AMOUNT DUE THIS PAY VOUCHER NO. 2		$385,211.13

THIS IS TO CERTIFY THAT THE ITEMS OF WORK SHOWN IN THIS CERTIFICATE OF PARTIAL PAYMENT HAVE BEEN ACTUALLY FINISHED FOR THE WORK COMPRISING THE ABOVE MENTIONED PROJECTS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS HERETOFORE APPROVED.

Recommended for Approval by:
WSB & Associates, Inc.

Construction Observer:

Approved by Contractor:
Douglas-Kerr Underground, LLC

Approved by Owner:
City of Ramsey

Specified Contract Completion Date:
11/15/2011

Date:

Comment:

CC Regular Session **5. 17.**

Meeting Date: 08/23/2011

By: Tim Himmer, Engineering/Public Works

Title:

Consider Resolution Requesting MnDOT Funding for Construction of a Frontage Road on the South Side of Highway 10 (Riverdale Drive Extension to Traprock Street) Through the State Municipal Agreement Program

Background:

The TH 10 and Armstrong Boulevard interchange project continues to advance through the environmental assessment process. The proposed frontage road system along the south side of TH 10 includes an extension of Riverdale Drive to Traprock Street (see attached alignment). MnDOT offers a cooperative agreement program, which could fund a portion of this frontage road work if it provides a benefit to their trunk highway system. This program was identified as a potential funding source for a portion of the larger project.

City staff met with MnDOT on August 17, 2011 to discuss our anticipated request under this program. MnDOT was supportive of our intended municipal agreement request, but expressed concern related to the future access at Traprock Street. They stated that the median opening in thios location must be removed when the Armstrong interchange project is constructed.

Observations:

The project has been estimated at $1.2M, which does not including utilities or property acquisition. The MnDOT program will fund a maximum of $650,000 for construction and 8% for construction engineering and inspections, which totals $702,000. This program is funding for fiscal year 2013.

If chosen for funding by MnDOT, the City would need to participate financially for the difference in construction costs (approximately $350,000), preparation of plans and specifications, right-of-way acquisition, and utility relocations/extensions (if necessary).

Recommendation:

Staff recommends that the City Council approved the attached resolution.

Funding Source:

There is no funding request associated with this case, but future funding would be necessary for the City participation portion of this project should the project be chosen for funding by MnDOT. At that time staff will evaluate the need, identify funding sources, and bring it back before Council for consideration.

Council Action:

Motion to approve the attached resolution seeking funding through MnDOT's municipal agreement program for the extension of Riverdale Drive NW.

Attachments

Municipal Agreement Program Resolution

MnDOT Municipal Agreement Program Information

Proposed Frontage Road Layout

Project Estimate

Form Review

Inbox	Reviewed By	Date
Brian Olson	Brian Olson	08/17/2011 04:09 PM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:13 PM

Form Started By: Tim Himmer Started On: 08/17/2011 12:15 PM

Final Approval Date: 08/18/2011

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-XXX

RESOLUTION REQUESTING FUNDING FROM THE MINNESOTA DEPARTMENT OF TRANSPORTATION THROUGH THE METRO MUNICIPAL AGREEMENT PROGRAM FOR FISCAL YEAR 2013

WHEREAS, the City of Ramsey is requesting financial participation in the project from the Minnesota Department of Transportation (MnDOT) through the Metro Municipal Agreement Program for fiscal year 2013; and

WHEREAS, the City of Ramsey must commit to providing the local share of the costs if the project is selected as part of the Metro Municipal Agreement Program for fiscal year 2013.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the City of Ramsey is hereby requesting funding from MnDOT through its Metro Municipal Agreement Program for fiscal year 2013 for the following candidate project:

Construction of a frontage road along the south side of Trunk Highway 10; including the extension of Riverdale Drive NW from its current terminus, approximately 550 feet east of Alpaca Street NW, to Traprock Street NW. This roadway will be constructed with one lane of traffic in each direction, and meet state aid design standards. Improvements are also proposed along Trunk Highway 10 to construct acceleration, deceleration, and turn lanes. The existing full access at Traprock Street NW will be reduced to a three-quarter access to restrict northbound to westbound left turns. Further access management with this project includes the removal of the existing median opening at 7665 Highway 10 NW, and the closure of the existing right-in, right-out condition at Alpaca Street NW.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August 2011.

_____

Mayor

ATTEST:

_____

City Clerk

Minnesota Department of Transportation

Metro District, State Aid Office
1500 West County Road B-2
Roseville, MN 55113

Phone: 651/234-7768
Fax: 651/234-7765

April 28, 2011

To: METRO DISTRICT COUNTIES and CITIES

Subject: Mn/DOT Fiscal Year (FY) 2013 (7/1/12 - 6/30/13)
Metro Municipal Agreement Program - Solicitation of Projects

The Metro District will be accepting candidate projects for the FY 2013 Municipal Agreement Program in July 2011. The proposed budget for FY 2013 is 4 million dollars. The maximum award available for any individual project is $650,000 for construction plus 8% for construction engineering and inspection for a total of $702,000. This solicitation letter is also posted on the Metro State Aid website at: www.dot.state.mn.us/metro/stateaid/2013prog.html

The Municipal Agreement Program provides funding to construction projects that are developed and administered by local agencies and provide a benefit to both the local community and the trunk highway system. These funds are intended to pay for a portion of the construction costs of the project. Right of Way, Utility Relocation, Preliminary Design (including social, environmental and economic impact evaluation) and Final Design costs are not eligible for funding. Metro District's participation in the projects is based on eligibility as determined in Mn/DOT's Cost Participation Policy. This policy can be viewed at the following web address:
http://www.dot.state.mn.us/stateaid/ProjDeliv/agreements/information/ds11.pdf

The selection process/priority of projects has been updated in order to more closely align with the Metro District's Transportation System Plan (TSP) and Highway Investment Plan (HIP). The goal is to have a program that is balanced across all investment categories and not follow an investment hierarchy. This is addressed in more detail in the Municipal Agreement Program, Planning and Programming Guide, which is posted on the Metro State Aid web site at the following address: http://www.dot.state.mn.us/metro/stateaid/cooperat.html

The Municipal Agreement Program utilizes the following four Investment Categories: Maintain Existing Infrastructure (Preservation), Improve Safety, Improve Mobility, Support Community Development

When preparing your submittal cover letter please address these categories in describing the benefits of the project. Additional information on these categories is contained in the updated documents referenced earlier.

An equal opportunity employer

A great deal of planning must occur to ensure that the proposed projects are developed into designs that meet the needs and requirements of all involved parties. Preliminary discussions with the appropriate Mn/DOT Area Manager and/or Area Engineer and Cooperative Agreements Engineer are an essential part of this planning. For the proposed planning timeline see the April 2011 version of the Municipal Agreement Program, Planning and Programming Guide. It is posted on the Metro State Aid website, Municipal Agreement page: http://www.dot.state.mn.us/metro/stateaid/cooperat.html

Project proposals need to be submitted by July 29, 2011 to be considered for the FY 2013 program. Proposals are routed internally at Mn/DOT for comment and then returned to submitting agencies for modification as applicable prior to selection. It is anticipated that the actual project selection will occur in November of 2011 with the funds becoming available July 1, 2012.

The following items need to be included in the submittal package, please submit **10 copies of each item and either provide an electronic version of the package or a link to an electronic version. Portable Document Format (PDF) is preferred.** This number of copies and the electronic version allows a quicker review by Mn/DOT functional areas allowing more time for the submitting agency to prepare its final submittal.

1. **Request letter** from the local agency describing the project and requesting funding from the Municipal Agreement Program. Included in this cover letter should be the requested amount of Mn/DOT funding as well as the trunk highway and local roadway benefit(s).[Attached to this cover letter should be any supporting documentation (studies, reports, Intersection Control Evaluations (ICE), etc)]

2. **A geometric layout** of the proposed project. This should be as detailed and complete as possible so that a clear picture of the proposed project and benefits are shown. A Mn/DOT "staff approved" layout may be required later as part of the project development depending on the type and complexity of project. Work types that require a Level 1 layout require a preliminary layout in Mn/DOT format. Layout criteria can be found at http://dotapp7.dot.state.mn.us/edms/download?docId=636152 . Consideration should be given to starting the layout development and approval process prior to project selection due to the time required for review and approval.

3. **Cost estimate**. This should include the total project cost, the contribution from any partners and the amount requested from the Municipal Agreement Program.

4. A **signed Local Agency Resolution** stating that the local agency is requesting funding from Mn/DOT through the Municipal Agreement Program and if funding is provided, the local agency will complete the project. This document must include the appropriate signatures, seals etc.

5. A **"one page summary"** of the project listing reasons for the project, benefits and proposed costs. Include whether there is an opportunity to advance the work and/or leverage local and/or private funding as applicable. This document will be used as a quick reference during the actual selection process.

6. **Additional Materials** such as:
   a. Traffic Study (as applicable)
   b. Approved Intersection Control Evaluation (ICE) (if all way stop, signal or roundabout is proposed)
   c. Environmental studies or documentation available such as the following:
      i. Contaminated Properties/Regulated Waste Screening Checklist
      ii. Phase 1 and/or 2 Environmental Site Assessment
      iii. Clearance Letters from pertinent Regulatory Agencies
      iv. Project Memo, EA, EIS, etc. as applicable or available at time of submittal
   d. Compliance with Metropolitan Council Transportation Policy Plan (TPP), Mn/DOT/Metro Highway Investment Plan (HIP), Local Comprehensive Plans as applicable and how the proposal supports community development.

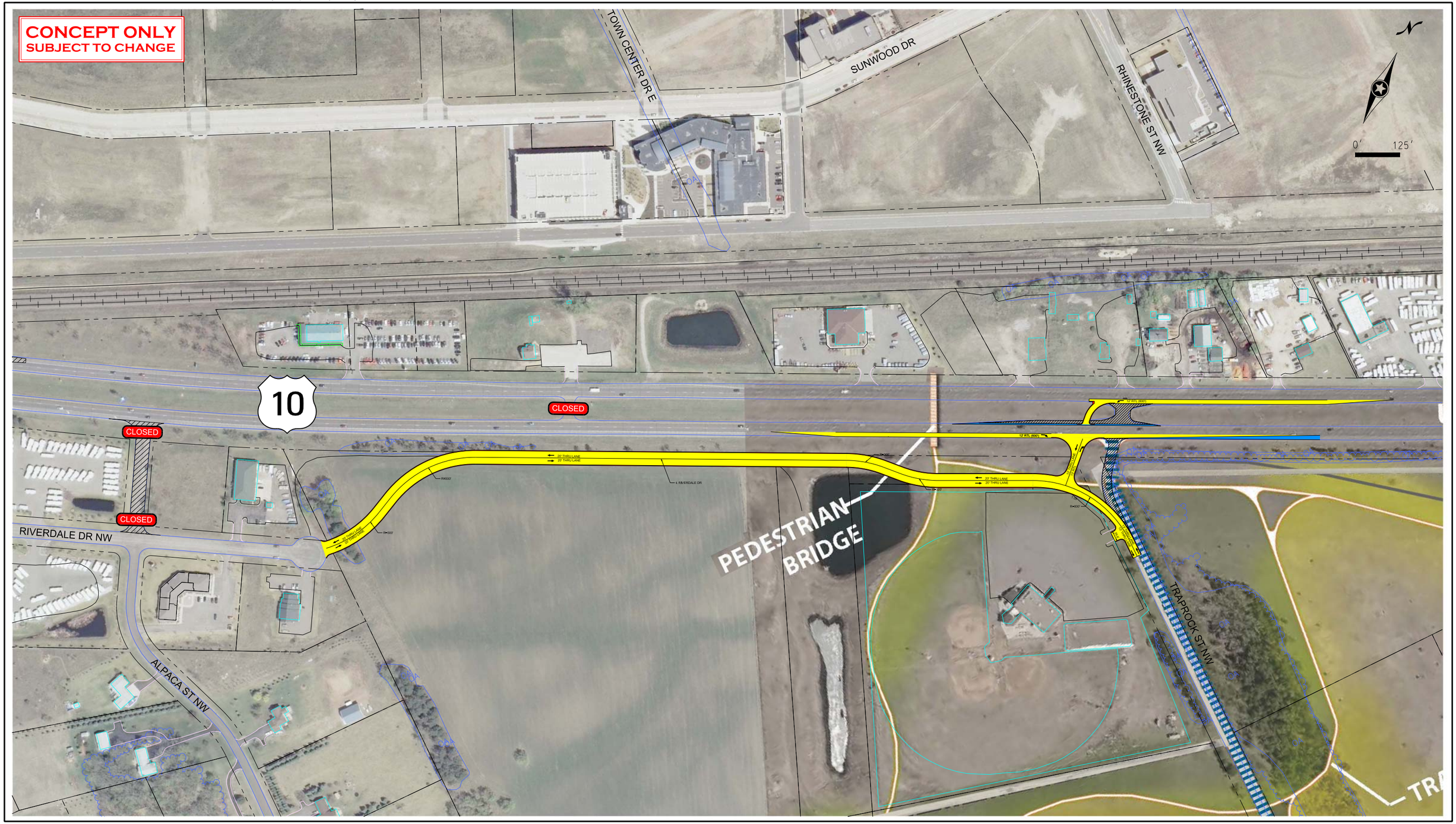
Please submit all application packages to me no later than July 29, 2011. For questions regarding the Municipal Agreement Program, please contact me at 651-234-7768.

We look forward to working with you.

Sincerely,

Gregory Kern, P.E.
Cooperative Agreements Engineer (Acting)

Date Printed: 8/17/2011
WSB Filename: K:\01666-13\Cad\Exhibits\Riverdale Drive Extension\fig-01Project Layout.dgn



ANOKA COUNTY

City of RAMSEY

MINNESOTA DEPARTMENT OF TRANSPORTATION

Riverdale Drive Extension

Anoka County, Minnesota

Project Layout

Project: Riverdale Drive Improvements
Project Location: Ramsey, MN

ITEM NUMBER	Description	Unit	UNIT PRICE	Project Total	
				ESTIMATED QUANTITY	ESTIMATED COST
2021.501	MOBILIZATION	LUMP SUM	$30,000.00	1	$30,000.00
2101.501	CLEARING	ACRE	$1,500.00	0.4	$600.00
2101.502	CLEARING	TREE	$100.00	15	$1,500.00
2101.506	GRUBBING	ACRE	$1,500.00	0.4	$600.00
2101.507	GRUBBING	TREE	$30.00	15	$450.00
2104.509	REMOVE BITUMINOUS PAVEMENT	SQ YD	$2.50	5261	$13,152.50
2104.509	REMOVE SIGN TYPE C	EACH	$50.00	15	$750.00
2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	$3.10	3265	$10,121.50
2105.501	COMMON EXCAVATION (P)	CU YD	$7.00	7100	$49,700.00
2105.507	SUBGRADE EXCAVATION (P)	CU YD	$7.00	11220	$78,540.00
2105.522	SELECT GRANULAR BORROW (CV) (P)	CU YD	$12.00	11220	$134,640.00
2105.525	TOPSOIL BORROW (LV) (P)	CU YD	$12.00	2455	$29,460.00
2211.503	AGGREGATE BASE (CV) CLASS 5	CU YD	$21.00	3265	$68,565.00
2360.501	TYPE SP 12.5 WEARING COURSE MIX (3, C)	TON	$60.00	2613	$156,780.00
2360.502	TYPE SP 12.5 NON WEAR COURSE MIX (3, B)	TON	$56.00	2061	$115,416.00
	STORM SEWER SYSTEM	LUMP SUM	$120,000.00	1	$120,000.00
2531.501	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	$11.00	5400	$59,400.00
2533.507	PORTABLE PRECAST CONC BARRIER DES 8337	LIN FT	$15.00	2770	$41,550.00
2533.508	RELOCATE PORT PRECAST CONC BAR DES 8337	LIN FT	$4.00	380	$1,520.00
2554.509	GUIDE POST TYPE B	EACH	$50.00	5	$250.00
2554.615	IMPACT ATTENUATOR	AMBY	$2,600.00	2	$5,200.00
2554.615	RELOCATE IMPACT ATTENUATOR	AMBY	$600.00	1	$600.00
2563.601	TRAFFIC CONTROL	LUMP SUM	$50,000.00	1	$50,000.00
2563.602	MEDIAN BARRIER DELINEATOR	EACH	$7.50	92	$692.50
2564.531	SIGN PANELS TYPE C	SQ FT	$33.00	136.0	4488.0
2573.502	SILT FENCE TYPE MACHINE SLICED	LIN FT	$2.00	7710	$15,420.00
2575.501	SEEDING	ACRE	$200.00	2.5	$500.00
2575.502	SEED MIXTURE 240	POUND	$3.00	188	$562.50
2575.523	EROSION CONTROL BLANKETS CATEGORY 1	SQ YD	$1.20	12100	$14,520.00
2575.532	FERTILIZER TYPE 2	POUND	$1.00	500	$500.00
2575.571	RAPID STABILIZATION METHOD 3	M GALLONS	$260.00	15.0	$3,900.00
2582.501	PVT MSSG (LT ARROW) EPOXY	EACH	$450.00	2	$900.00
2582.501	PVT MSSG (RT ARROW) EPOXY	EACH	$450.00	2	$900.00
2582.502	4" SOLID LINE WHITE - EPOXY	LIN FT	$0.50	8640	$4,320.00
2582.502	24" STOP LINE WHITE - EPOXY	LIN FT	$3.00	20	$60.00
2582.502	4" DOUBLE SOLID LINE YELLOW - EPOXY	LIN FT	$1.00	2520	$2,520.00
ROADWAY SUBTOTAL					**$1,018,078.00**
20% CONTINGENCY					**$203,615.60**
PROJECT TOTAL					**$1,221,693.60**

CC Regular Session **5. 18.**

Meeting Date: 08/23/2011

By: Colleen Lasher, Administrative Services

Title:

Report from the Personnel Committee meeting held on August 9, 2011.

Case 1: Consider a Resolution Ending the Probationary Period of the Senior Planner and Assigning a New Interim Supervisor to the Planning Division

Background:

Staff reviewed the case for ending the probationary period of the Senior Planner and assigning a new interim supervisor to the Planning Division. Members of the Committee inquired as to the specifics of which employees Mr. Gladhill would be supervising and how this compares to supervisory duties in the past. Staff stated that Mr. Gladhill would be supervising the Associate Planner/Environmental Coordinator and the Planning Division Secretary, as well as working closely the with planning consultant.

Recommendation:

Case 1: Motion to remove Mr. Tim Gladhill from probation and retain him as the city's regular full-time Senior Planner, and; motion to assign the Planning Division supervisory duties to Mr. Gladhill on an interim basis of six-months beginning August 24, 2011 to be reviewed in February 2012.

Funding Source:

There is no additional funding required to remove Mr. Gladhill from probation or to assign interim supervision duties.

Council Action:

Motion to approve resolution 11-08-XXX which confirms the recommendation of the Personnel Committee to do the following:

1) Remove Mr. Tim Gladhill from probation and retain him as the city's regular full-time Senior Planner, and

2) Assign the Planning Division supervisory duties to Mr. Gladhill on an interim basis of six-months beginning August 24, 2011 to be reviewed in February 2012.

Attachments

08-09-11 Personnel Committee Packet

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/18/2011 02:59 PM

Form Started By: Colleen Lasher Started On: 08/12/2011

Final Approval Date: 08/18/2011

City of Ramsey
Agenda
Personnel Committee
Tuesday August 9, 2011
5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Committee Business

1. Consider a Resolution Ending the Probationary Period of the Senior Planner and Assigning a New Interim Supervisor to the Planning Division

5. Adjournment

Personnel Committee **4. 1.**

Meeting Date: 08/09/2011

By: Colleen Lasher, Administrative Services

Title:

Consider a Resolution Ending the Probationary Period of the Senior Planner and Assigning a New Interim Supervisor to the Planning Division

Background:

On February 8, 2011, the Community Development Department was reorganized in an effort to reduce administrative overhead costs, to streamline the development review process and increase the focus on encouraging and supporting economic growth, and to improve technical effectiveness.

As a result of the reorganization, Mr. Tim Gladhill was promoted from Associate Planner to Senior Planner and was subject to a six-month probationary period. As of August 28, 2011, Mr. Gladhill will have successfully completed his probation as the Senior Planner.

Another aspect of the reorganization included assigning Mr. Aaron Backman, the Economic Development and Marketing Manager to supervise the Planning Division on an interim basis of six-months. It should be noted that this interim assignment did not include a pay adjustment. Staff has reviewed the effectiveness of the current interim supervision assignment and has determined that further areas of refinement are recommended to best utilize and manage the human resource talent within the division, maximize service delivery, and ensure goals for Economic Development and Marketing are being addressed.

To that end, staff is recommending that Mr. Gladhill, Senior Planner, be assigned the supervisory duties for the Planning Division for an interim period of six months. During the six-month interim period, Mr. Gladhill has committed to completing his Master's Degree and a leadership certification program. After successful completion of these expectations in the upcoming six-month period, Mr. Gladhill's position will be re-evaluated based on the City's service needs and Mr. Gladhill's skill set and performance. Additionally, Mr. Gladhill will work with the planning consultant during this period to continue to streamline operations in the planning division.

Recommendation:

Based on satisfactory completion of probation, staff recommends removing Mr. Gladhill from probation and retaining him as the city's regular full-time Senior Planner.

In addition, after a careful review of the interim supervision assignment, staff is recommending that Mr. Gladhill be assigned the supervision of the Planning Division on an interim basis of six-months, to be reviewed in late February 2012. This interim assignment will not include a pay adjustment.

Funding Source:

There is no additional funding required to remove Mr. Gladhill from probation or to assign interim supervision duties.

Council Action:

Motion to approve resolution 11-08-XXX which confirms the recommendation of the Personnel Committee to do the following:

1) Remove Mr. Tim Gladhill from probation and retain him as the city's regular full-time Senior Planner, and

2) Assign the Planning Division supervisory duties to Mr. Gladhill on an interim basis of six-months beginning

August 24, 2011 to be reviewed in February 2012.

Attachments

Resolution

Form Review

Inbox	Reviewed By	Date
Heidi Nelson	Heidi Nelson	08/03/2011 09:49 AM
Colleen Lasher (Originator)	Colleen Lasher	08/03/2011 10:40 AM
Kurt Ulrich	Amy Dietl	08/03/2011 10:42 AM
Heidi Nelson	Heidi Nelson	08/03/2011 12:00 PM
Colleen Lasher (Originator)	Colleen Lasher	08/03/2011 12:09 PM

Form Started By: Colleen Lasher Started On: 08/01/2011 10:30 AM

Final Approval Date: 08/03/2011

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #

RESOLUTION ENDING THE PROBATIONARY PERIOD FOR THE SENIOR PLANNER AND ASSIGNING AN NEW INTERIM SUPERVISOR TO THE PLANNING DIVISON

WHEREAS, Mr. Tim Gladhill was promoted to the position Senior Planner on February 28, 2011 and was subject to a six-month probationary period; and

WHEREAS, Mr. Gladhill has successfully completed the required six-month probationary period; and

WHEREAS, staff recommends removing Mr. Gladhill from probation effective August 28, 2011, and retaining him as the regular full-time Senior Planner, and

WHEREAS, staff has reviewed the effectiveness of the interim supervision assignment within the Planning Division and has determined further areas of refinement in order to best utilize and manage the human resource talent within the division and to maximize service delivery, and

WHEREAS, staff is recommending that Mr. Gladhill take over the supervision of the Planning Division on an interim basis of six-months, without additional compensation, to be reviewed in late February 2013.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

Motion to approve resolution 11-08-XXX confirming the recommendation of the Personnel Committee to do the following:

1) Remove Mr. Gladhill from probation effective August 28, 2011 and retain him as the regular full-time Senior Planner, and

2) Assign Mr. Gladhill the supervision of the Planning Division on an interim basis of six-months, without additional compensation, to be reviewed in late February 2013.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember , and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2011

CC Regular Session **7. 1.**

Meeting Date: 08/23/2011

By: Diana Lund, Finance

Title:

Authorization of Resolution #11-08-XXX Authorizing the Sale of $4,365,000 General Obligation Bonds, Series 2011 A

Background:

At its regular meeting of May 31, 2011, city council authorized a contract with Douglas-Kerr Underground, LLC for City project #11-21. This project is for the Armstrong and Bunker Lake Boulevard Intersection Signalization which was a requirement of the COR Regional Roadway Improvements JPA Agreement with Anoka County and for the Legacy Christian Academy development approvements.

The costs attributed to the city for the intersection signalization and street and utility improvements was estimated at $2.7M and Legacy Christian Academy Improvements were estimated at $1.701M. Funding for the two projects were to come from the issuance of debt, with the issuance of an MSA revenue bond for the city share, and a Special Assessment bond for the Legacy share. As the project has already been awarded, the city will incur costs prior to bond funds being received. A reimbursement resolution was adopted by city council on June 14, 2011 which allows the city to pay itself back with bond proceeds.

The MSA bond will be backed by the City's MSA (state aid) funds and the annual debt service payment will be paid from the city's annual state aid allocation. The MSA bond will be for a period of 10 years.

The Special Assessment bond will be levied against the property of the Legacy Christian Academy for a period of 20 years. A portion of the assessment will be deferred for three years per the terms of their special assessment agreement.

City Council authorized the issuance of $4,405,000 at its meeting of July 26, 2011.

On August 8, 2011, the ratings agency of Standard & Poors gave the city's bond a rating of AA+ which retained the city's bonding rate attained in November 2009.

The actual bond sale occurred on August 10, 2011 by Northland Securities and the bonds sold at a $40,000 premium (Investors paid more than par) which allowed the amount of the principal of the bond to be reduced from the original $4,405,000 to $4,365,000. The net interest rate on the Special Assessment portion of the bond was a 3.34% and the MSA portion a 2.3%. A copy of the final debt service schedule for the total issue is attached.

Northland Securities, the City's Financial Advisor, will be present at the meeting to present the bond pricing.

Recommendation:

Staff recommends that Council adopt Resolution #11-08-XX authorizing the issuance and awarding the sale of $4,365,000 General Obligation Bonds, Series 2011A.

Funding Source:

These bonds will be backed by the City's Municipal State Aid funding with the debt service paid from the annual allocation and the Special Asssessment Bond will be backed by an annual levy to the property owner of the Legacy Christian Academy Project.

Council Action:

Adiopt Resolution #11-08-XXX authorizing the issuance and awarding the sale of $4,365,000 General Obligation Bonds, Series 2011A.

Attachments

$4,365,000 Debt Schedules

Resolution Awarding Issuance & Sale of $4,365,000 GO Bonds

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/18/2011 02:59 PM

Form Started By: Diana Lund Started On: 08/09/2011 12:20 PM

Final Approval Date: 08/18/2011

$4,365,000.00 City of Ramsey, Minnesota

General Obligation Bonds, Series 2011A

FINAL

Table of Contents

Report

ISSUE SUMMARY

Total Issue Sources And Uses 1

Debt Service Schedule 2

Pricing Summary 4

Proof Of Bond Yield @ 2.6701816% 5

Derivation Of Form 8038 Yield Statistics 6

Detail Costs Of Issuance 7

MSA PORTION

Debt Service Schedule 8

ASSESSMENT PORTION

Debt Service Schedule 9

Revenue vs D/S 11

$4,365,000.00 City of Ramsey, Minnesota

General Obligation Bonds, Series 2011A

FINAL

Total Issue Sources And Uses

Dated 09/01/2011 | Delivered 09/07/2011

	MSA Portion	Assessment Portion	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$2,635,000.00	$1,730,000.00	$4,365,000.00
Reoffering Premium	36,545.40	7,492.40	44,037.80
Accrued Interest from 09/01/2011 to 09/07/2011	954.50	863.58	1,818.08
Total Sources	**$2,672,499.90**	**$1,738,355.98**	**$4,410,855.88**
Uses Of Funds			
Total Underwriter's Discount (1.425%)	37,548.75	24,652.50	62,201.25
Costs of Issuance	14,705.29	9,654.71	24,360.00
Deposit to Debt Service Fund (Accrued Interest)	954.50	863.58	1,818.08
Deposit to Project Construction Fund	2,615,267.00	1,701,077.34	4,316,344.34
Deposit to Debt Service (Premium/Rounding)	4,024.36	2,107.85	6,132.21
Total Uses	**$2,672,499.90**	**$1,738,355.98**	**$4,410,855.88**

$4,365,000.00 City of Ramsey, Minnesota

General Obligation Bonds, Series 2011A

FINAL

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/07/2011	-	-	-	-	-
08/01/2012	-	-	99,994.58	99,994.58	-
02/01/2013	220,000.00	2.000%	54,542.50	274,542.50	374,537.08
08/01/2013	-	-	52,342.50	52,342.50	
02/01/2014	265,000.00	2.000%	52,342.50	317,342.50	369,685.00
08/01/2014	-	-	49,692.50	49,692.50	
02/01/2015	270,000.00	2.000%	49,692.50	319,692.50	369,385.00
08/01/2015	-	-	46,992.50	46,992.50	
02/01/2016	375,000.00	2.000%	46,992.50	421,992.50	468,985.00
08/01/2016	-	-	43,242.50	43,242.50	
02/01/2017	345,000.00	2.000%	43,242.50	388,242.50	431,485.00
08/01/2017	-	-	39,792.50	39,792.50	
02/01/2018	350,000.00	2.000%	39,792.50	389,792.50	429,585.00
08/01/2018	-	-	36,292.50	36,292.50	
02/01/2019	360,000.00	2.050%	36,292.50	396,292.50	432,585.00
08/01/2019	-	-	32,602.50	32,602.50	
02/01/2020	365,000.00	2.350%	32,602.50	397,602.50	430,205.00
08/01/2020	-	-	28,313.75	28,313.75	
02/01/2021	370,000.00	2.550%	28,313.75	398,313.75	426,627.50
08/01/2021	-	-	23,596.25	23,596.25	
02/01/2022	380,000.00	2.650%	23,596.25	403,596.25	427,192.50
08/01/2022	-	-	18,561.25	18,561.25	
02/01/2023	90,000.00	2.950%	18,561.25	108,561.25	127,122.50
08/01/2023	-	-	17,233.75	17,233.75	
02/01/2024	95,000.00	2.950%	17,233.75	112,233.75	129,467.50
08/01/2024	-	-	15,832.50	15,832.50	
02/01/2025	100,000.00	3.150%	15,832.50	115,832.50	131,665.00
08/01/2025	-	-	14,257.50	14,257.50	
02/01/2026	100,000.00	3.150%	14,257.50	114,257.50	128,515.00

$4,365,000.00 City of Ramsey, Minnesota

General Obligation Bonds, Series 2011A

FINAL

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/01/2026	-	-	12,682.50	12,682.50	-
02/01/2027	105,000.00	3.350%	12,682.50	117,682.50	130,365.00
08/01/2027	-	-	10,923.75	10,923.75	-
02/01/2028	105,000.00	3.350%	10,923.75	115,923.75	126,847.50
08/01/2028	-	-	9,165.00	9,165.00	
02/01/2029	110,000.00	3.900%	9,165.00	119,165.00	128,330.00
08/01/2029	-	-	7,020.00	7,020.00	
02/01/2030	115,000.00	3.900%	7,020.00	122,020.00	129,040.00
08/01/2030	-	-	4,777.50	4,777.50	
02/01/2031	120,000.00	3.900%	4,777.50	124,777.50	129,555.00
08/01/2031	-	-	2,437.50	2,437.50	
02/01/2032	125,000.00	3.900%	2,437.50	127,437.50	129,875.00
Total	**$4,365,000.00**	-	**$1,086,054.58**	**$5,451,054.58**	-

Date And Term Structure

Dated	9/01/2011
Delivery Date	9/07/2011
First Coupon Date	8/01/2012
First available call date	2/01/2018
Call Price	100.00%
Accrued Interest from 09/01/2011 to 09/07/2011	1,818.08

Yield Statistics

Bond Year Dollars	$38,006.00
Average Life	8.707 Years
Average Coupon	2.8575872%
Net Interest Cost (NIC)	2.9053782%
True Interest Cost (TIC)	2.8586429%
All Inclusive Cost (AIC)	2.9335299%

IRS Form 8038

Net Interest Cost	2.7248866%
Weighted Average Maturity	8.658 Years
Bond Yield for Arbitrage Purposes	2.6701816%

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
02/01/2013	Serial Coupon	2.000%	0.500%	220,000.00	102.089%	224,595.80
02/01/2014	Serial Coupon	2.000%	0.700%	265,000.00	103.088%	273,183.20
02/01/2015	Serial Coupon	2.000%	1.000%	270,000.00	103.334%	279,001.80
02/01/2016	Serial Coupon	2.000%	1.250%	375,000.00	103.200%	387,000.00
02/01/2017	Serial Coupon	2.000%	1.600%	345,000.00	102.060%	352,107.00
02/01/2018	Serial Coupon	2.000%	1.850%	350,000.00	100.900%	353,150.00
02/01/2019	Serial Coupon	2.050%	2.050%	360,000.00	100.000%	360,000.00
02/01/2020	Serial Coupon	2.350%	2.350%	365,000.00	100.000%	365,000.00
02/01/2021	Serial Coupon	2.550%	2.550%	370,000.00	100.000%	370,000.00
02/01/2022	Serial Coupon	2.650%	2.650%	380,000.00	100.000%	380,000.00
02/01/2024	Term 1 Coupon	2.950%	2.950%	185,000.00	100.000%	185,000.00
02/01/2026	Term 2 Coupon	3.150%	3.150%	200,000.00	100.000%	200,000.00
02/01/2028	Term 3 Coupon	3.350%	3.350%	210,000.00	100.000%	210,000.00
02/01/2032	Term 4 Coupon	3.900%	3.900%	470,000.00	100.000%	470,000.00
Total	-	-	-	**$4,365,000.00**	-	**$4,409,037.80**

Bid Information

Par Amount of Bonds	$4,365,000.00
Reoffering Premium or (Discount)	44,037.80
Gross Production	$4,409,037.80
Total Underwriter's Discount (1.425%)	$(62,201.25)
Bid (99.584%)	4,346,836.55
Accrued Interest from 09/01/2011 to 09/07/2011	1,818.08
Total Purchase Price	$4,348,654.63
Bond Year Dollars	$38,006.00
Average Life	8.707 Years
Average Coupon	2.8575872%
Net Interest Cost (NIC)	2.9053782%
True Interest Cost (TIC)	2.8586429%

Proof Of Bond Yield @ 2.6701816%

Date	Cashflow	PV Factor	Present Value	Cumulative PV
09/07/2011	-	1.0000000x	-	-
08/01/2012	99,994.58	0.9764101x	97,635.72	97,635.72
02/01/2013	274,542.50	0.9635459x	264,534.29	362,170.01
08/01/2013	52,342.50	0.9508511x	49,769.93	411,939.93
02/01/2014	317,342.50	0.9383237x	297,769.98	709,709.91
08/01/2014	49,692.50	0.9259612x	46,013.33	755,723.24
02/01/2015	319,692.50	0.9137617x	292,122.76	1,047,846.00
08/01/2015	46,992.50	0.9017229x	42,374.21	1,090,220.21
02/01/2016	421,992.50	0.8898427x	375,506.93	1,465,727.14
08/01/2016	43,242.50	0.8781190x	37,972.06	1,503,699.20
02/01/2017	388,242.50	0.8665498x	336,431.44	1,840,130.64
08/01/2017	39,792.50	0.8551329x	34,027.88	1,874,158.52
02/01/2018	389,792.50	0.8438666x	328,932.86	2,203,091.38
08/01/2018	36,292.50	0.8327486x	30,222.53	2,233,313.90
02/01/2019	396,292.50	0.8217771x	325,664.12	2,558,978.02
08/01/2019	32,602.50	0.8109502x	26,439.00	2,585,417.03
02/01/2020	397,602.50	0.8002659x	318,187.74	2,903,604.77
08/01/2020	28,313.75	0.7897224x	22,360.00	2,925,964.77
02/01/2021	398,313.75	0.7793178x	310,413.01	3,236,377.78
08/01/2021	23,596.25	0.7690503x	18,146.70	3,254,524.48
02/01/2022	403,596.25	0.7589181x	306,296.49	3,560,820.97
08/01/2022	18,561.25	0.7489193x	13,900.88	3,574,721.85
02/01/2023	108,561.25	0.7390523x	80,232.44	3,654,954.29
08/01/2023	17,233.75	0.7293153x	12,568.84	3,667,523.13
02/01/2024	112,233.75	0.7197065x	80,775.36	3,748,298.49
08/01/2024	15,832.50	0.7102244x	11,244.63	3,759,543.12
02/01/2025	115,832.50	0.7008672x	81,183.20	3,840,726.32
08/01/2025	14,257.50	0.6916333x	9,860.96	3,850,587.28
02/01/2026	114,257.50	0.6825210x	77,983.14	3,928,570.42
08/01/2026	12,682.50	0.6735288x	8,542.03	3,937,112.45
02/01/2027	117,682.50	0.6646550x	78,218.26	4,015,330.71
08/01/2027	10,923.75	0.6558982x	7,164.87	4,022,495.58
02/01/2028	115,923.75	0.6472567x	75,032.42	4,097,528.00
08/01/2028	9,165.00	0.6387291x	5,853.95	4,103,381.95
02/01/2029	119,165.00	0.6303138x	75,111.35	4,178,493.30
08/01/2029	7,020.00	0.6220094x	4,366.51	4,182,859.81
02/01/2030	122,020.00	0.6138145x	74,897.64	4,257,757.45
08/01/2030	4,777.50	0.6057275x	2,893.86	4,260,651.31
02/01/2031	124,777.50	0.5977470x	74,585.37	4,335,236.69
08/01/2031	2,437.50	0.5898717x	1,437.81	4,336,674.50
02/01/2032	127,437.50	0.5821001x	74,181.38	4,410,855.88
Total	**$5,451,054.58**	-	**$4,410,855.88**	-

Derivation Of Target Amount

Par Amount of Bonds	$4,365,000.00
Reoffering Premium or (Discount)	44,037.80
Accrued Interest from 09/01/2011 to 09/07/2011	1,818.08
Original Issue Proceeds	$4,410,855.88

Derivation Of Form 8038 Yield Statistics

Maturity	Issuance Value	Price	Issuance PRICE	Exponent	Bond Years
09/07/2011	-	-	-	-	-
02/01/2013	220,000.00	102.089%	224,595.80	1.4000000x	314,434.12
02/01/2014	265,000.00	103.088%	273,183.20	2.4000000x	655,639.68
02/01/2015	270,000.00	103.334%	279,001.80	3.4000000x	948,606.12
02/01/2016	375,000.00	103.200%	387,000.00	4.4000000x	1,702,800.00
02/01/2017	345,000.00	102.060%	352,107.00	5.4000000x	1,901,377.80
02/01/2018	350,000.00	100.900%	353,150.00	6.4000000x	2,260,160.00
02/01/2019	360,000.00	100.000%	360,000.00	7.4000000x	2,664,000.00
02/01/2020	365,000.00	100.000%	365,000.00	8.4000000x	3,066,000.00
02/01/2021	370,000.00	100.000%	370,000.00	9.4000000x	3,478,000.00
02/01/2022	380,000.00	100.000%	380,000.00	10.4000000x	3,952,000.00
02/01/2023	90,000.00	100.000%	90,000.00	11.4000000x	1,026,000.00
02/01/2024	95,000.00	100.000%	95,000.00	12.4000000x	1,178,000.00
02/01/2025	100,000.00	100.000%	100,000.00	13.4000000x	1,340,000.00
02/01/2026	100,000.00	100.000%	100,000.00	14.4000000x	1,440,000.00
02/01/2027	105,000.00	100.000%	105,000.00	15.4000000x	1,617,000.00
02/01/2028	105,000.00	100.000%	105,000.00	16.4000000x	1,722,000.00
02/01/2029	110,000.00	100.000%	110,000.00	17.4000000x	1,914,000.00
02/01/2030	115,000.00	100.000%	115,000.00	18.4000000x	2,116,000.00
02/01/2031	120,000.00	100.000%	120,000.00	19.4000000x	2,328,000.00
02/01/2032	125,000.00	100.000%	125,000.00	20.4000000x	2,550,000.00
Total	**$4,365,000.00**	-	**$4,409,037.80**	-	**$38,174,017.72**

IRS Form 8038

Weighted Average Maturity = Bond Years/Issue Price	8.658 Years
Total Interest from Debt Service	1,086,054.58
Accrued Interest from 09/01/2011 to 09/07/2011	(1,818.08)
Reoffering (Premium) or Discount	(44,037.80)
Total Interest	1,040,198.70
NIC = Interest / (Issue Price * Average Maturity)	2.7248866%
Bond Yield for Arbitrage Purposes	2.6701816%

Detail Costs Of Issuance

Dated 09/01/2011 | Delivered 09/07/2011

COSTS OF ISSUANCE DETAIL

Pricing Opinion	$2,000.00
Bond Counsel	$8,500.00
Rating Agency Fee	$9,000.00
Paying Agent/Registrar	$4,360.00
Miscellaneous	$500.00
TOTAL	**$24,360.00**

$2,635,000.00 City of Ramsey, Minnesota

General Obligation Bonds, Series 2011A

MSA Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/07/2011	-	-	-	-	-
08/01/2012	-	-	52,497.50	52,497.50	-
02/01/2013	220,000.00	2.000%	28,635.00	248,635.00	301,132.50
08/01/2013	-	-	26,435.00	26,435.00	-
02/01/2014	245,000.00	2.000%	26,435.00	271,435.00	297,870.00
08/01/2014	-	-	23,985.00	23,985.00	-
02/01/2015	250,000.00	2.000%	23,985.00	273,985.00	297,970.00
08/01/2015	-	-	21,485.00	21,485.00	-
02/01/2016	255,000.00	2.000%	21,485.00	276,485.00	297,970.00
08/01/2016	-	-	18,935.00	18,935.00	-
02/01/2017	265,000.00	2.000%	18,935.00	283,935.00	302,870.00
08/01/2017	-	-	16,285.00	16,285.00	-
02/01/2018	270,000.00	2.000%	16,285.00	286,285.00	302,570.00
08/01/2018	-	-	13,585.00	13,585.00	-
02/01/2019	275,000.00	2.050%	13,585.00	288,585.00	302,170.00
08/01/2019	-	-	10,766.25	10,766.25	-
02/01/2020	280,000.00	2.350%	10,766.25	290,766.25	301,532.50
08/01/2020	-	-	7,476.25	7,476.25	-
02/01/2021	285,000.00	2.550%	7,476.25	292,476.25	299,952.50
08/01/2021	-	-	3,842.50	3,842.50	-
02/01/2022	290,000.00	2.650%	3,842.50	293,842.50	297,685.00
Total	**$2,635,000.00**	-	**$366,722.50**	**$3,001,722.50**	-

Date And Term Structure

Dated	9/01/2011
Delivery Date	9/07/2011
First Coupon Date	8/01/2012
First available call date	2/01/2018
Call Price	100.00%
Accrued Interest from 09/01/2011 to 09/07/2011	954.50

Yield Statistics

Bond Year Dollars	$16,109.00
Average Life	6.113 Years
Average Coupon	2.2765069%
Net Interest Cost (NIC)	2.2827354%
True Interest Cost (TIC)	2.2692294%
All Inclusive Cost (AIC)	2.3689505%

IRS Form 8038

Net Interest Cost	2.0268752%
Weighted Average Maturity	6.080 Years
Bond Yield for Arbitrage Purposes	2.6701816%

$1,730,000.00 City of Ramsey, Minnesota

General Obligation Bonds, Series 2011A

Assessment Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/07/2011	-	-	-	-	-
08/01/2012	-	-	47,497.08	47,497.08	-
02/01/2013	-	-	25,907.50	25,907.50	73,404.58
08/01/2013	-	-	25,907.50	25,907.50	-
02/01/2014	20,000.00	2.000%	25,907.50	45,907.50	71,815.00
08/01/2014	-	-	25,707.50	25,707.50	-
02/01/2015	20,000.00	2.000%	25,707.50	45,707.50	71,415.00
08/01/2015	-	-	25,507.50	25,507.50	-
02/01/2016	120,000.00	2.000%	25,507.50	145,507.50	171,015.00
08/01/2016	-	-	24,307.50	24,307.50	-
02/01/2017	80,000.00	2.000%	24,307.50	104,307.50	128,615.00
08/01/2017	-	-	23,507.50	23,507.50	-
02/01/2018	80,000.00	2.000%	23,507.50	103,507.50	127,015.00
08/01/2018	-	-	22,707.50	22,707.50	-
02/01/2019	85,000.00	2.050%	22,707.50	107,707.50	130,415.00
08/01/2019	-	-	21,836.25	21,836.25	-
02/01/2020	85,000.00	2.350%	21,836.25	106,836.25	128,672.50
08/01/2020	-	-	20,837.50	20,837.50	-
02/01/2021	85,000.00	2.550%	20,837.50	105,837.50	126,675.00
08/01/2021	-	-	19,753.75	19,753.75	-
02/01/2022	90,000.00	2.650%	19,753.75	109,753.75	129,507.50
08/01/2022	-	-	18,561.25	18,561.25	-
02/01/2023	90,000.00	2.950%	18,561.25	108,561.25	127,122.50
08/01/2023	-	-	17,233.75	17,233.75	-
02/01/2024	95,000.00	2.950%	17,233.75	112,233.75	129,467.50
08/01/2024	-	-	15,832.50	15,832.50	-
02/01/2025	100,000.00	3.150%	15,832.50	115,832.50	131,665.00
08/01/2025	-	-	14,257.50	14,257.50	-
02/01/2026	100,000.00	3.150%	14,257.50	114,257.50	128,515.00
08/01/2026	-	-	12,682.50	12,682.50	-
02/01/2027	105,000.00	3.350%	12,682.50	117,682.50	130,365.00
08/01/2027	-	-	10,923.75	10,923.75	-
02/01/2028	105,000.00	3.350%	10,923.75	115,923.75	126,847.50
08/01/2028	-	-	9,165.00	9,165.00	-
02/01/2029	110,000.00	3.900%	9,165.00	119,165.00	128,330.00
08/01/2029	-	-	7,020.00	7,020.00	-
02/01/2030	115,000.00	3.900%	7,020.00	122,020.00	129,040.00
08/01/2030	-	-	4,777.50	4,777.50	-
02/01/2031	120,000.00	3.900%	4,777.50	124,777.50	129,555.00
08/01/2031	-	-	2,437.50	2,437.50	-
02/01/2032	125,000.00	3.900%	2,437.50	127,437.50	129,875.00
Total	**$1,730,000.00**	-	**$719,332.08**	**$2,449,332.08**	-

Debt Service Schedule

Date And Term Structure	
Dated	9/01/2011
Delivery Date	9/07/2011
First Coupon Date	8/01/2012
First available call date	2/01/2018
Call Price	100.00%
Accrued Interest from 09/01/2011 to 09/07/2011	863.58

Yield Statistics	
Bond Year Dollars	$21,897.00
Average Life	12.657 Years
Average Coupon	3.2850714%
Net Interest Cost (NIC)	3.3634388%
True Interest Cost (TIC)	3.3349494%
All Inclusive Cost (AIC)	3.3908316%

IRS Form 8038	
Net Interest Cost	3.2418547%
Weighted Average Maturity	12.622 Years
Bond Yield for Arbitrage Purposes	2.6701816%

Preliminary

$1,730,000.00 City of Ramsey, Minnesota

General Obligation Bonds, Series 2011A

Assessment Portion

Revenue vs D/S

Date	Scheduled P+I	Less: Assessment Revenues*	Equals: City Levy	Accumulative Balance	Assessment Year	Collection Year
02/01/2012	-	-	-	2,971.43 **	-	-
02/01/2013	73,404.58	72,033.56	1,371.02	4,342.45	2011	2012
02/01/2014	71,815.00	72,033.56	(218.56)	4,123.89	2012	2013
02/01/2015	71,415.00	72,033.57	(618.57)	3,505.32	2013	2014
02/01/2016	171,015.00	168,202.54	2,812.46	6,317.78	2014	2015
02/01/2017	128,615.00	129,383.00	(768.00)	5,549.78	2015	2016
02/01/2018	127,015.00	129,383.01	(2,368.01)	3,181.77	2016	2017
02/01/2019	130,415.00	129,383.01	1,031.99	4,213.76	2017	2018
02/01/2020	128,672.50	129,383.02	(710.52)	3,503.24	2018	2019
02/01/2021	126,675.00	129,383.00	(2,708.00)	795.24	2019	2020
02/01/2022	129,507.50	129,383.01	124.49	919.73	2020	2021
02/01/2023	127,122.50	129,383.02	(2,260.52)	(1,340.79)	2021	2022
02/01/2024	129,467.50	129,383.01	84.49	(1,256.30)	2022	2023
02/01/2025	131,665.00	129,383.02	2,281.98	1,025.68	2023	2024
02/01/2026	128,515.00	129,383.01	(868.01)	157.67	2024	2025
02/01/2027	130,365.00	129,383.01	981.99	1,139.66	2025	2026
02/01/2028	126,847.50	129,383.02	(2,535.52)	(1,395.86)	2026	2027
02/01/2029	128,330.00	129,383.02	(1,053.02)	(2,448.88)	2027	2028
02/01/2030	129,040.00	129,383.01	(343.01)	(2,791.89)	2028	2029
02/01/2031	129,555.00	129,383.02	171.98	(2,619.91)	2029	2030
02/01/2032	129,875.00	129,383.00	492.00	(2,127.91)	2030	2031
Total	**$2,449,332.08**	**$2,454,431.42**	**$2,449,332.08**	-	-	

**Assumes assessments of $1,034,060 filed in 2011 for first collection 2012 and $700,940 filed in 2011 for first collection in 2015 at a rate of 3.36% (NIC on the Assessment Potion of the Bonds).*

**Deposit of Accrued Interest and Rounding/Premium for a total of $1,971.43 at closing.*

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE
CITY OF RAMSEY, MINNESOTA

HELD: August 23, 2011

Pursuant to due call, a regular or special meeting of the City Council of the City of Ramsey, Anoka County, Minnesota, was duly held at the City Hall on August 23, 2011, at 7:00 P.M., for the purpose, in part, of authorizing the issuance and awarding the sale of $4,365,000 General Obligation Bonds, Series 2011A.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF $4,365,000 GENERAL OBLIGATION BONDS, SERIES 2011A, PLEDGING FOR THE SECURITY THEREOF SPECIAL ASSESSMENTS AND LEVYING A TAX FOR THE PAYMENT THEREOF

A. WHEREAS, the City Council of the City of Ramsey, Minnesota (the "City"), has heretofore determined and declared that it is necessary and expedient to issue $4,365,000 General Obligation Bonds, Series 2011A (the "Bonds" or individually a "Bond"), pursuant to Minnesota Statutes, Chapters 475 and 429 to finance various public improvements (the "Public Improvements") and pursuant to Minnesota Statutes, Chapters 475 and 162 to finance the costs associated with State-Aid street projects, consisting of street improvements to East Bunker Lake Boulevard and Armstrong Boulevard (the "State-Aid Improvements" and, together with the "Public Improvements", the "Improvements"); and

B. WHEREAS, the Public Improvements and all their components have been ordered prior to the date hereof, after a hearing thereon for which notice was given describing the Improvements or all their components by general nature, estimated cost, and area to be assessed; and

C. WHEREAS, the State-Aid Improvements and all their components have been ordered prior to the date hereof, and have been or will be constructed by the City under contracts which the City has or will let, all pursuant to and in accordance with the applicable provisions of Minnesota Statutes, Chapter 162; and

D. WHEREAS, the City has retained Blue Rose Capital Advisors, Inc., in Minneapolis, Minnesota as its independent financial advisor for the sale of the Bonds, and was therefore authorized to sell the Bonds by private negotiation in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9); and

E. WHEREAS, it is in the best interests of the City that the Bonds be issued in book-entry form as hereinafter provided; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Ramsey, Minnesota, as follows:

1. Acceptance of Proposal. The offer of Northland Securities, Inc. (the "Purchaser"), to purchase the Bonds in accordance with the terms and the rates of interest hereinafter set forth, and to pay therefor the sum of $4,346,836.55, plus interest accrued to settlement, is hereby accepted.

2. Bond Terms.

(a) Original Issue Date; Denominations; Maturities; Term Bond Option. The Bonds shall be dated September 1, 2011, as the date of original issue and shall be issued forthwith on or after such date in fully registered form, shall be numbered from R-1 upward in the denomination of $5,000 each or in any integral multiple thereof of a single maturity (the "Authorized Denominations") and shall mature on February 1 in the years and amounts as follows:

Year	Amount	Year	Amount	Year	Amount
2013	$220,000	2020	$365,000	2027	$105,000
2014	265,000	2021	370,000	2028	105,000
2015	270,000	2022	380,000	2029	110,000
2016	375,000	2023	90,000	2030	115,000
2017	345,000	2024	95,000	2031	120,000
2018	350,000	2025	100,000	2032	125,000
2019	360,000	2026	100,000		

As may be requested by the Purchaser, one or more term Bonds may be issued having mandatory sinking fund redemption and final maturity amounts conforming to the foregoing principal repayment schedule, and corresponding additions may be made to the provisions of the applicable Bond(s).

(b) Allocation. The aggregate principal amount of $1,730,000 maturing in each of the years and amounts hereinafter set forth are issued to finance the Public Improvements (the "Improvement Portion"); and the aggregate principal amount of $2,635,000 maturing in each of the years and amounts hereinafter set forth are issued to finance the State-Aid Improvements (the "State-Aid Portion"):

Year	Improvement Portion (Amount)	State-Aid Portion (Amount)	Total Amount
2013	-	$220,000	$220,000
2014	$ 20,000	245,000	265,000
2015	20,000	250,000	270,000
2016	120,000	255,000	375,000
2017	80,000	265,000	345,000
2018	80,000	270,000	350,000
2019	85,000	275,000	360,000
2020	85,000	280,000	365,000
2021	85,000	285,000	370,000
2022	90,000	290,000	380,000
2023	90,000	-	90,000
2024	95,000	-	95,000
2025	100,000	-	100,000
2026	100,000	-	100,000
2027	105,000	-	105,000
2028	105,000	-	105,000
2029	110,000	-	110,000
2030	115,000	-	115,000
2031	120,000	-	120,000
2032	125,000	-	125,000

If Bonds are prepaid, the prepayments shall be allocated to the portions of debt service (and hence allocated to the payment of Bonds treated as relating to a particular portion of debt service) as provided in this paragraph. If the source of prepayment moneys is the general fund of the City, or other generally available source, the prepayment may be allocated to either or both of the portions of debt service in such amounts as the City shall determine. If the source of the prepayment is special assessments pledged to and taxes levied for the Improvements, the prepayment shall be allocated to the Improvement Portion of debt service. If the source of a prepayment is moneys allotted to the City from its account in the Municipal State-Aid Street Fund, the prepayment shall be allocated to the State-Aid Portion of debt service.

(c) Book Entry Only System. The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York or any of its successors or its successors to its functions hereunder (the "Depository") will act as securities depository for the Bonds, and to this end:

(i) The Bonds shall be initially issued and, so long as they remain in book entry form only (the "Book Entry Only Period"), shall at all times be in the form of a separate single fully registered Bond for each maturity of the Bonds; and for purposes of complying with this requirement under paragraphs 5 and 10 Authorized Denominations for any Bond shall be deemed to be limited during the Book Entry Only Period to the outstanding principal amount of that Bond.

(ii) Upon initial issuance, ownership of the Bonds shall be registered in a bond register maintained by the Bond Registrar (as hereinafter defined) in the name of CEDE & CO., as the nominee (it or any nominee of the existing or a successor Depository, the "Nominee").

(iii) With respect to the Bonds neither the City nor the Bond Registrar shall have any responsibility or obligation to any broker, dealer, bank, or any other financial institution for which the Depository holds Bonds as securities depository (the "Participant") or the person for which a Participant holds an interest in the Bonds shown on the books and records of the Participant (the "Beneficial Owner"). Without limiting the immediately preceding sentence, neither the City, nor the Bond Registrar, shall have any such responsibility or obligation with respect to (A) the accuracy of the records of the Depository, the Nominee or any Participant with respect to any ownership interest in the Bonds, or (B) the delivery to any Participant, any Owner or any other person, other than the Depository, of any notice with respect to the Bonds, including any notice of redemption, or (C) the payment to any Participant, any Beneficial Owner or any other person, other than the Depository, of any amount with respect to the principal of or premium, if any, or interest on the Bonds, or (D) the consent given or other action taken by the Depository as the Registered Holder of any Bonds (the "Holder"). For purposes of securing the vote or consent of any Holder under this Resolution, the City may, however, rely upon an omnibus proxy under which the Depository assigns its consenting or voting rights to certain Participants to whose accounts the Bonds are credited on the record date identified in a listing attached to the omnibus proxy.

(iv) The City and the Bond Registrar may treat as and deem the Depository to be the absolute owner of the Bonds for the purpose of payment of the principal of and premium, if any, and interest on the Bonds, for the purpose of giving notices of redemption and other matters with respect to the Bonds, for the purpose of obtaining any consent or other action to be taken by Holders for the purpose of registering transfers with respect to such Bonds, and for all purpose whatsoever. The Bond Registrar, as paying agent hereunder, shall pay all principal of and premium, if any, and interest on the Bonds only to the Holder or the Holders of the Bonds as shown on the bond register, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to the principal of and premium, if any, and interest on the Bonds to the extent of the sum or sums so paid.

(v) Upon delivery by the Depository to the Bond Registrar of written notice to the effect that the Depository has determined to substitute a new Nominee in place of the existing Nominee, and subject to the transfer provisions in paragraph 10 hereof, references to the Nominee hereunder shall refer to such new Nominee.

(vi) So long as any Bond is registered in the name of a Nominee, all payments with respect to the principal of and premium, if any, and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, by the

Bond Registrar or City, as the case may be, to the Depository as provided in the Letter of Representations to the Depository required by the Depository as a condition to its acting as book-entry Depository for the Bonds (said Letter of Representations, together with any replacement thereof or amendment or substitute thereto, including any standard procedures or policies referenced therein or applicable thereto respecting the procedures and other matters relating to the Depository's role as book-entry Depository for the Bonds, collectively hereinafter referred to as the "Letter of Representations").

(vii) All transfers of beneficial ownership interests in each Bond issued in book-entry form shall be limited in principal amount to Authorized Denominations and shall be effected by procedures by the Depository with the Participants for recording and transferring the ownership of beneficial interests in such Bonds.

(viii) In connection with any notice or other communication to be provided to the Holders pursuant to this Resolution by the City or Bond Registrar with respect to any consent or other action to be taken by Holders, the Depository shall consider the date of receipt of notice requesting such consent or other action as the record date for such consent or other action; provided, that the City or the Bond Registrar may establish a special record date for such consent or other action. The City or the Bond Registrar shall, to the extent possible, give the Depository notice of such special record date not less than 15 calendar days in advance of such special record date to the extent possible.

(ix) Any successor Bond Registrar in its written acceptance of its duties under this Resolution and any paying agency/bond registrar agreement, shall agree to take any actions necessary from time to time to comply with the requirements of the Letter of Representations.

(x) In the case of a partial prepayment of a Bond, the Holder may, in lieu of surrendering the Bonds for a Bond of a lesser denomination as provided in paragraph 5, make a notation of the reduction in principal amount on the panel provided on the Bond stating the amount so redeemed.

(d) Termination of Book-Entry Only System. Discontinuance of a particular Depository's services and termination of the book-entry only system may be effected as follows:

(i) The Depository may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the City and discharging its responsibilities with respect thereto under applicable law. The City may terminate the services of the Depository with respect to the Bond if it determines that the Depository is no longer able to carry out its functions as securities depository or the continuation of the system of book-entry transfers through the Depository is not in the best interests of the City or the Beneficial Owners.

(ii) Upon termination of the services of the Depository as provided in the preceding paragraph, and if no substitute securities depository is willing to undertake the

functions of the Depository hereunder can be found which, in the opinion of the City, is willing and able to assume such functions upon reasonable or customary terms, or if the City determines that it is in the best interests of the City or the Beneficial Owners of the Bond that the Beneficial Owners be able to obtain certificates for the Bonds, the Bonds shall no longer be registered as being registered in the bond register in the name of the Nominee, but may be registered in whatever name or names the Holder of the Bonds shall designate at that time, in accordance with paragraph 10. To the extent that the Beneficial Owners are designated as the transferee by the Holders, in accordance with paragraph 10, the Bonds will be delivered to the Beneficial Owners.

(iii) Nothing in this subparagraph (d) shall limit or restrict the provisions of paragraph 10.

(e) Letter of Representations. The provisions in the Letter of Representations are incorporated herein by reference and made a part of the resolution, and if and to the extent any such provisions are inconsistent with the other provisions of this resolution, the provisions in the Letter of Representations shall control.

3. Purpose. The total cost of the Improvements, which shall include all costs enumerated in Minnesota Statutes, Section 475.65, is estimated to be at least equal to the amount of the Bonds. The City covenants that it shall do all things and perform all acts required of it to assure that work on the Improvements proceeds with due diligence to completion and that any and all permits and studies required under law for the Improvements are obtained. The average annual amount of principal and interest due in all subsequent calendar years on the State-Aid Portion of the Bonds and on all other bonds (if any) payable from the City's account in the Municipal State-Aid Street Fund ($367,894) does not exceed 90% of the amount of the last annual allotment preceding the issuance of the State-Aid Portion of the Bonds received by the City from the Construction Account of the Municipal State-Aid Street Fund ($1,015,240).

4. Interest. The Bonds shall bear interest payable semiannually on February 1 and September 1 of each year (each, an "Interest Payment Date"), commencing September 1, 2012, calculated on the basis of a 360-day year of twelve 30-day months, at the respective rates per annum set forth opposite the maturity years as follows:

Year	Interest Rate	Year	Interest Rate	Year	Interest Rate
2013	2.00%	2020	2.35%	2027	3.35%
2014	2.00	2021	2.55	2028	3.35
2015	2.00	2022	2.65	2029	3.90
2016	2.00	2023	2.95	2030	3.90
2017	2.00	2024	2.95	2031	3.90
2018	2.00	2025	3.15	2032	3.90
2019	2.05	2026	3.15		

5. Redemption. All Bonds maturing on February 1, 2019 and thereafter, shall be subject to redemption and prepayment at the option of the City on February 1, 2018, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the City; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds at least thirty days prior to the stated redemption date.

To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar prior to giving notice of redemption shall assign to each Bond having a common maturity date a distinctive number for each $5,000 of the principal amount of such Bond. The Bond Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers so assigned to such Bonds, as many numbers as, at $5,000 for each number, shall equal the principal amount of such Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of each such Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Bond Registrar (with, if the City or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the City and Bond Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the City shall execute (if necessary) and the Bond Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

6. Bond Registrar. Northland Trust Services, Inc., in Minneapolis, Minnesota, is appointed to act as bond registrar and transfer agent with respect to the Bonds (the "Bond Registrar"), and shall do so unless and until a successor Bond Registrar is duly appointed, all pursuant to any contract the City and Bond Registrar shall execute which is consistent herewith. The Bond Registrar shall also serve as paying agent unless and until a successor-paying agent is duly appointed. Principal and interest on the Bonds shall be paid to the registered holders (or record holders) of the Bonds in the manner set forth in the form of Bond and paragraph 12.

7. Form of Bond. The Bonds, together with the Bond Registrar's Certificate of Authentication, the form of Assignment and the registration information thereon, shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF MINNESOTA
ANOKA COUNTY
CITY OF RAMSEY

R-_____ $_____

GENERAL OBLIGATION BOND, SERIES 2011A

Interest Rate	Maturity Date	Date of Original Issue	CUSIP
	February 1,	September 1, 2011	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT:

The City of Ramsey, Anoka County, Minnesota (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or registered assigns, unless called for earlier redemption, in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, and to pay interest thereon semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing August 1, 2012, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. This Bond will bear interest from the most recent Interest Payment Date to which interest has been paid or, if no interest has been paid, from the date of original issue hereof. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of Northland Trust Services, Inc., in Minneapolis, Minnesota (the "Bond Registrar"), acting as paying agent, or any successor paying agent duly appointed by the Issuer (the "Bond Registrar"), acting as paying agent, or any successor paying agent duly appointed by the Issuer. Interest on this Bond will be paid on each Interest Payment Date by check or draft mailed to the person in whose name this Bond is registered (the "Holder" or "Bondholder") on the registration books of the Issuer maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any interest not so timely paid shall cease to be payable to the person who is the Holder hereof as of the Regular Record Date, and shall be payable to the person who is the Holder hereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given to Bondholders not less than ten days prior to the Special Record Date. The principal of and premium, if any, and interest on this Bond are payable in lawful money of the United States of America. So long as this Bond is registered in the name of the Depository or its Nominee as provided in the Resolution hereinafter described, and as those terms are defined therein, payment of principal of, premium, if any, and interest on this Bond and notice with respect thereto shall be made as provided in the Letter of Representations, as defined in the Resolution, and surrender of this Bond shall not be required for payment of the redemption price upon a partial redemption of

this Bond. Until termination of the book-entry only system pursuant to the Resolution, Bonds may only be registered in the name of the Depository or its Nominee.

Optional Redemption. All Bonds of this issue (the "Bonds") maturing on February 1, 2019, and thereafter, are subject to redemption and prepayment at the option of the Issuer on February 1, 2018, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the Issuer; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected Holder of the Bonds at least thirty days prior to the stated redemption date.

Prior to the date on which any Bond or Bonds are directed by the Issuer to be redeemed in advance of maturity, the Issuer will cause notice of the call thereof for redemption identifying the Bonds to be redeemed to be mailed to the Bond Registrar and all Bondholders, at the addresses shown on the Bond Register. All Bonds so called for redemption will cease to bear interest on the specified redemption date, provided funds for their redemption have been duly deposited.

Selection of Bonds for Redemption; Partial Redemption. To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar shall assign to each Bond having a common maturity date a distinctive number for each $5,000 of the principal amount of such Bond. The Bond Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers assigned to the Bonds, as many numbers as, at $5,000 for each number, shall equal the principal amount of such Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of such Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Bond Registrar (with, if the Issuer or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the Issuer and Bond Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the Issuer shall execute (if necessary) and the Bond Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

Issuance; Purpose; General Obligation. This Bond is one of an issue in the total principal amount of $4,365,000, all of like date of original issue and tenor, except as to number, maturity, interest rate, denomination and redemption privilege, issued pursuant to and in full conformity with the Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on August 23, 2011 (the "Resolution"), for the purpose of providing money to finance various public improvement projects and or/otherwise improving municipal State-Aid streets within the jurisdiction of the Issuer. This Bond is payable out of the General Obligation

Bonds, Series 2011A Fund of the Issuer. This Bond constitutes a general obligation of the Issuer, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

Denominations; Exchange; Resolution. The Bonds are issuable solely in fully registered form in Authorized Denominations (as defined in the Resolution) and are exchangeable for fully registered Bonds of other Authorized Denominations in equal aggregate principal amounts at the principal office of the Bond Registrar, but only in the manner and subject to the limitations provided in the Resolution. Reference is hereby made to the Resolution for a description of the rights and duties of the Bond Registrar. Copies of the Resolution are on file in the principal office of the Bond Registrar.

Transfer. This Bond is transferable by the Holder in person or the Holder's attorney duly authorized in writing at the principal office of the Bond Registrar upon presentation and surrender hereof to the Bond Registrar, all subject to the terms and conditions provided in the Resolution and to reasonable regulations of the Issuer contained in any agreement with the Bond Registrar. Thereupon the Issuer shall execute and the Bond Registrar shall authenticate and deliver, in exchange for this Bond, one or more new fully registered Bonds in the name of the transferee (but not registered in blank or to "bearer" or similar designation), of an Authorized Denomination or Denominations, in aggregate principal amount equal to the principal amount of this Bond, of the same maturity and bearing interest at the same rate.

Fees upon Transfer or Loss. The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

Treatment of Registered Owners. The Issuer and Bond Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and neither the Issuer nor the Bond Registrar shall be affected by notice to the contrary.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Authentication hereon shall have been executed by the Bond Registrar.

Qualified Tax Exempt Obligations. This Bond has been designated by the Issuer as a "qualified tax exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as required by law; and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof

and the date of its issuance and delivery to the original purchaser, does not exceed any constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of Ramsey, Anoka County, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the facsimile signatures of its Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:

_____

Registrable by: NORTHLAND TRUST SERVICES, INC.

Payable at: NORTHLAND TRUST SERVICES, INC.

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the Resolution mentioned within.

NORTHLAND TRUST SERVICES, INC.
Minneapolis, Minnesota,
Bond Registrar

By: _____
Authorized Signature

CITY OF RAMSEY,
ANOKA COUNTY, MINNESOTA

/s/ Facsimile
Mayor

/s/ Facsimile
Administrator

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with right of survivorship and not as tenants in common
UTMA - _____ as custodian for _____
(Cust) (Minor)
under the _____ Uniform
(State)
Transfers to Minors Act

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated: _____ _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

_____

Signature(s) must be guaranteed by a national bank or trust company or by a brokerage firm having a membership in one of the major stock exchanges or any other "Eligible Guarantor Institution" as defined in 17 CFR 240.17 Ad-15(a)(2).

The Bond Registrar will not effect transfer of this Bond unless the information concerning the transferee requested below is provided.

Name and Address: _____

_____

_____

(Include information for all joint owners if the Bond is held by joint account.)

PREPAYMENT SCHEDULE

This Bond has been prepaid in part on the date(s) and in the amount(s) as follows:

Date	Amount	Authorized signature of Holder

8. Execution. The Bonds shall be in typewritten form, shall be executed on behalf of the City by the signatures of its Mayor and Administrator and be sealed with the seal of the City; provided, as permitted by law, both signatures may be photocopied facsimiles and the corporate seal has been omitted. In the event of disability or resignation or other absence of either officer, the Bonds may be signed by the manual or facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, the signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

9. Authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this resolution unless a Certificate of Authentication on the Bond, substantially in the form hereinabove set forth, shall have been duly executed by an authorized representative of the Bond Registrar. Certificates of Authentication on different Bonds need not be signed by the same person. The Bond Registrar shall authenticate the signatures of officers of the City on each Bond by execution of the Certificate of Authentication on the Bond and by inserting as the date of registration in the space provided the date on which the Bond is authenticated, except that for purposes of delivering the original Bonds to the Purchaser, the Bond Registrar shall insert as a date of registration the date of original issue, which date is September 1, 2011. The Certificate of Authentication so executed on each Bond shall be conclusive evidence that it has been authenticated and delivered under this resolution.

10. Registration; Transfer; Exchange. The City will cause to be kept at the principal office of the Bond Registrar a bond register in which, subject to such reasonable regulations as the Bond Registrar may prescribe, the Bond Registrar shall provide for the registration of Bonds and the registration of transfers of Bonds entitled to be registered or transferred as herein provided.

Upon surrender for transfer of any Bond at the principal office of the Bond Registrar, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration (as provided in paragraph 9) of, and deliver, in the name of the designated transferee or transferees, one or more new Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount, having the same stated maturity and interest rate, as requested by the transferor; provided, however, that no Bond may be registered in blank or in the name of "bearer" or similar designation.

At the option of the Holder, Bonds may be exchanged for Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount and stated maturity, upon surrender of the Bonds to be exchanged at the principal office of the Bond Registrar. Whenever any Bonds are so surrendered for exchange, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration of, and deliver the Bonds which the Holder making the exchange is entitled to receive.

All Bonds surrendered upon any exchange or transfer provided for in this resolution shall be promptly canceled by the Bond Registrar and thereafter disposed of as directed by the City.

All Bonds delivered in exchange for or upon transfer of Bonds shall be valid general obligations of the City evidencing the same debt, and entitled to the same benefits under this resolution, as the Bonds surrendered for such exchange or transfer.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or be accompanied by a written instrument of transfer, in form satisfactory to the Bond Registrar, duly executed by the Holder thereof or the Holder's attorney duly authorized in writing.

The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of any Bond and any legal or unusual costs regarding transfers and lost Bonds.

Transfers shall also be subject to reasonable regulations of the City contained in any agreement with the Bond Registrar, including regulations which permit the Bond Registrar to close its transfer books between record dates and payment dates. The Administrator is hereby authorized to negotiate and execute the terms of said agreement.

11. Rights Upon Transfer or Exchange. Each Bond delivered upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

12. Interest Payment; Record Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered (the "Holder") on the registration books of the City maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid shall cease to be payable to the person who is the Holder thereof as of the Regular Record Date, and shall be payable to the person who is the Holder thereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given by the Bond Registrar to the Holders not less than ten days prior to the Special Record Date.

13. Treatment of Registered Owner. The City and Bond Registrar may treat the person in whose name any Bond is registered as the owner of such Bond for the purpose of receiving payment of principal of and premium, if any, and interest (subject to the payment provisions in paragraph 12) on, such Bond and for all other purposes whatsoever whether or not such Bond shall be overdue, and neither the City nor the Bond Registrar shall be affected by notice to the contrary.

14. Delivery; Application of Proceeds. The Bonds when so prepared and executed shall be delivered by the Administrator to the Purchaser upon receipt of the purchase price, and the Purchaser shall not be obliged to see to the proper application thereof.

15. Fund and Accounts. There is hereby established a special fund to be designated "General Obligation Bonds, Series 2011A Fund" (the "Fund") to be administered and maintained by the Finance Officer as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Fund shall be maintained in the

manner herein specified until all of the Bonds and the interest thereon have been fully paid. There shall be maintained in the Fund separate accounts, to be designated the "Construction Account" and "Debt Service Account", respectively:

(a) Construction Account. To the Construction Account there shall be credited the proceeds of the sale of the Bonds, less accrued interest received. From the Construction Account there shall be paid all costs and expenses of the Improvements, including the cost of any construction contracts heretofore let and all other costs incurred and to be incurred of the kind authorized in Minnesota Statutes, Section 475.65. Any balance remaining in the Construction Account after completion of the Improvements shall be transferred to the Debt Service Account. Moneys in the Construction Account shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bonds may also be used to the extent necessary to pay interest on the Bonds due prior to the anticipated date of commencement of the collection of taxes or special assessments herein levied or covenanted to be levied or receipt of State-Aid funds. If upon completion of the Public Improvements there shall remain any unexpended balance in the Construction Account for the Improvement Portion of the Bonds, the balance (other than any special assessments) shall be transferred by the City Council to the Improvements Debt Service Subaccount or the fund of any other improvement instituted pursuant to Minnesota Statutes, Chapter 429, and provided further that any special assessments credited to the Construction Account for the Improvement Portion of the Bonds shall only be applied towards payment of the costs of the Public Improvements upon adoption of a resolution by the City Council determining that the application of the special assessments for such purpose will not cause the City to no longer be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

(b) Debt Service Account. There shall be maintained two separate subaccounts in the Debt Service Account to be designated the "Improvements Debt Service Subaccount" and the "State-Aid Improvements Debt Service Subaccount." There are hereby irrevocably appropriated and pledged to, and there shall be credited to the separate subaccounts of the Debt Service Account:

(i) Improvements Debt Service Subaccount. To the Improvements Debt Service Subaccount there shall be credited: (A) all collections of special assessments herein covenanted to be levied with respect to the Improvements and either initially credited to the Construction Account and not already spent as permitted above and required to pay any principal and interest due on the Improvement Portion of the Bonds or collected subsequent to the completion of the Public Improvements and payment of the costs thereof; (B) a pro rata share of all accrued interest received upon delivery of the Bonds; (C) any collections of all taxes herein or hereinafter levied for the payment of the Improvement Portion of the Bonds; (D) a pro rata share of all funds remaining in the Construction Account after completion of the Public Improvements and payment of the costs thereof; (E) all investment earnings on funds held in the Improvements Debt Service Subaccount; and (F) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Improvements Debt Service Subaccount. The Improvements Debt Service Subaccount shall be used solely to pay the principal and interest and any premium for redemption of the

Improvement Portion of the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from said subaccount as provided by law.

(ii) State-Aid Improvements Debt Service Subaccount. There are hereby irrevocably appropriated and pledged to, and there shall be credited to, the State-Aid Improvements Debt Service Subaccount: (A) upon receipt from the Commissioner of Finance of the State of Minnesota, the annual amount of money needed for payment of principal and interest due each year on the State-Aid Portion of the Bonds from moneys allotted or to be allotted to the City from its account in the Municipal State-Aid Street Fund; (B) a pro rata share of all accrued interest received upon delivery of the Bonds; (C) any collections of all taxes hereafter levied for the payment of the State-Aid Portion of the Bonds; (D) a pro rata share of all funds remaining in the Construction Account after completion of the State-Aid Improvements and payment of the costs thereof; (E) all investment earnings on funds held in the State-Aid Improvements Debt Service Subaccount; and (F) any and all other moneys which are properly available and are appropriated by the governing body of the City to the State-Aid Improvements Debt Service Subaccount. The State-Aid Improvements Debt Service Subaccount shall be used solely to pay the principal and interest and any premiums for redemption of the State-Aid Portion of the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from the State-Aid Improvements Debt Service Subaccount as provided by law.

No portion of the proceeds of the Bonds shall be used directly or indirectly to acquire higher yielding investments or to replace funds which were used directly or indirectly to acquire higher yielding investments, except (1) for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds were issued and (2) in addition to the above in an amount not greater than the lesser of five percent of the proceeds of the Bonds or $100,000. To this effect, any proceeds of the Bonds and any sums from time to time held in the Construction Account or Debt Service Account (or any other City account which will be used to pay principal or interest to become due on the bonds payable therefrom) in excess of amounts which under then applicable federal arbitrage regulations may be invested without regard to yield shall not be invested at a yield in excess of the applicable yield restrictions imposed by said arbitrage regulations on such investments after taking into account any applicable "temporary periods" or "minor portion" made available under the federal arbitrage regulations. Money in the Fund shall not be invested in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that such investment would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Internal Revenue Code of 1986, as amended (the "Code").

16. Covenants Relating to the Improvement Portion of the Bonds.

(a) Assessments. It is hereby determined that no less than one hundred percent of the cost to the City of each Public Improvement financed hereunder within the meaning of Minnesota Statutes, Section 475.58, Subdivision 1(3), shall be paid by special assessments to be levied against every assessable lot, piece and parcel of land benefited by any of the Public

Improvements. The City hereby covenants and agrees that it will let all construction contracts not heretofore let within one year after ordering each Public Improvement financed hereunder unless the resolution ordering the Public Improvement specifies a different time limit for the letting of construction contracts. The City hereby further covenants and agrees that it will do and perform as soon as they may be done all acts and things necessary for the final and valid levy of such special assessments, and in the event that any such assessment be at any time held invalid with respect to any lot, piece or parcel of land due to any error, defect, or irregularity in any action or proceedings taken or to be taken by the City or the City Council or any of the City officers or employees, either in the making of the assessments or in the performance of any condition precedent thereto, the City and the City Council will forthwith do all further acts and take all further proceedings as may be required by law to make the assessments a valid and binding lien upon such property. It is hereby determined that the assessments shall be payable in equal, consecutive, annual installments, with general taxes for the years shown below and with interest on the declining balance of all such assessments at a rate per annum not greater than the maximum permitted by law and not less than the rates per annum shown opposite their collection years specified below:

Improvement Designation	Amount	Levy Years	Collection Years	Rate
Project 11-21 (Bunker Lake Blvd	$1,034,060	2011-2030	2012-2031	3.36%
and Armstrong Blvd)	$ 700,940	2014-2030	2015-2031	3.36%

At the time the assessments are in fact levied the City Council shall, based on the then-current estimated collections of the assessments, make any adjustments in any ad valorem taxes required to be levied in order to assure that the City continues to be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

(b) Coverage Test. The special assessments are such that if collected in full they, together with estimated collections of other revenues herein pledged for the payment of the Improvement Portion of the Bonds, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Improvement Portion of the Bonds. Consequently, no taxes are levied at the present time.

17. Covenants Relating to the State-Aid Portion of the Bonds.

(a) Certification to Commissioner. Upon the sale of the Bonds an officer of the City shall promptly certify to the Commissioner of Transportation, State of Minnesota, the amount of money required annually for the payment of principal and interest on the State-Aid Portion of the Bonds, all in accordance with Minnesota Statutes, Section 162.18.

(b) Expenditure Consistent with Minnesota Statutes Chapter 162. Proceeds of the State-Aid Portion of the Bonds shall be spent only in accordance with the provisions of law and the rules and regulations of the Commissioner of Transportation relating to the establishment, location, relocation, construction, reconstruction and/or improvement of municipal State-Aid streets within the City. The City shall comply with the requirements of Minnesota Statutes, Chapter 162 in making the State-Aid Improvements.

(c) Debt Service Coverage. It is hereby determined and reasonably anticipated that the estimated collections of the revenues available to be deposited to the State-Aid Improvements Debt Service Subaccount will produce at least five percent in excess of the amount needed to meet, when due, the principal of and interest on the State-Aid Portion of the Bonds.

18. General Obligation Pledge. For the prompt and full payment of the principal and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Debt Service Account is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the Debt Service Account when a sufficient balance is available therein.

19. Continuing Disclosure. The City is the sole obligated person with respect to the Bonds. The City hereby agrees, in accordance with the provisions of Rule 15c2-12 (the "Rule"), promulgated by the Securities and Exchange Commission (the "Commission") pursuant to the Securities Exchange Act of 1934, as amended, and a Continuing Disclosure Undertaking (the "Undertaking") hereinafter described to:

(a) Provide or cause to be provided to the Municipal Securities Rulemaking Board (the "MSRB") by filing at www.emma.msrb.org in accordance with the Rule, certain annual financial information and operating data in accordance with the Undertaking. The City reserves the right to modify from time to time the terms of the Undertaking as provided therein.

(b) Provide or cause to be provided to the MSRB notice of the occurrence of certain events with respect to the Bonds in not more than ten (10) business days after the occurrence of the event, in accordance with the Undertaking.

(c) Provide or cause to be provided to the MSRB notice of a failure by the City to provide the annual financial information with respect to the City described in the Undertaking, in not more than ten (10) business days following such amendment.

(d) The City agrees that its covenants pursuant to the Rule set forth in this paragraph and in the Undertaking is intended to be for the benefit of the Holders of the Bonds and shall be enforceable on behalf of such Holders; provided that the right to enforce the provisions of these covenants shall be limited to a right to obtain specific enforcement of the City's obligations under the covenants.

The Mayor and Administrator of the City, or any other officer of the City authorized to act in their place (the "Officers") are hereby authorized and directed to execute on behalf of the City the Undertaking in substantially the form presented to the City Council subject to such modifications thereof or additions thereto as are (i) consistent with the requirements under the Rule, (ii) required by the Purchaser of the Bonds, and (iii) acceptable to the Officers.

20. Defeasance. When all Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bonds shall, to the extent permitted by law, cease. The City may discharge its obligations with

respect to any Bonds which are due on any date by irrevocably depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full; or if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Bond Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also discharge its obligations with respect to any prepayable Bonds called for redemption on any date when they are prepayable according to their terms, by depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full, provided that notice of redemption thereof has been duly given. The City may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity or, if notice of redemption as herein required has been duly provided for, to such earlier redemption date.

21. Compliance With Reimbursement Bond Regulations. The provisions of this paragraph are intended to establish and provide for the City's compliance with United States Treasury Regulations Section 1.150-2 (the "Reimbursement Regulations") applicable to the "reimbursement proceeds" of the Bonds, being those portions thereof which will be used by the City to reimburse itself for any expenditure which the City paid or will have paid prior to the Closing Date (a "Reimbursement Expenditure").

The City hereby certifies and/or covenants as follows:

(a) Not later than 60 days after the date of payment of a Reimbursement Expenditure, the City (or person designated to do so on behalf of the City) has made or will have made a written declaration of the City's official intent (a "Declaration") which effectively (i) states the City's reasonable expectation to reimburse itself for the payment of the Reimbursement Expenditure out of the proceeds of a subsequent borrowing; (ii) gives a general and functional description of the property, project or program to which the Declaration relates and for which the Reimbursement Expenditure is paid, or identifies a specific fund or account of the City and the general functional purpose thereof from which the Reimbursement Expenditure was to be paid (collectively the "Project"); and (iii) states the maximum principal amount of debt expected to be issued by the City for the purpose of financing the Project; provided, however, that no such Declaration shall necessarily have been made with respect to: (i) "preliminary expenditures" for the Project, defined in the Reimbursement Regulations to include engineering or architectural, surveying and soil testing expenses and similar prefatory costs, which in the aggregate do not exceed 20% of the "issue price" of the Bonds, and (ii) a *de minimis* amount of Reimbursement Expenditures not in excess of the lesser of $100,000 or 5% of the proceeds of the Bonds.

(b) Each Reimbursement Expenditure is a capital expenditure or a cost of issuance of the Bonds or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Reimbursement Regulations.

(c) The "reimbursement allocation" described in the Reimbursement Regulations for each Reimbursement Expenditure shall and will be made forthwith following (but not prior to) the issuance of the Bonds and in all events within the period ending on the date which is the later of three years after payment of the Reimbursement Expenditure or one year after the date on which the Project to which the Reimbursement Expenditure relates is first placed in service.

(d) Each such reimbursement allocation will be made in a writing that evidences the City's use of Bond proceeds to reimburse the Reimbursement Expenditure and, if made within 30 days after the Bonds are issued, shall be treated as made on the day the Bonds are issued.

Provided, however, that the City may take action contrary to any of the foregoing covenants in this paragraph upon receipt of an opinion of its Bond Counsel for the Bonds stating in effect that such action will not impair the tax-exempt status of the Bonds.

22. Certificate of Registration. The Administrator is hereby directed to file a certified copy of this resolution with the County Auditor of Anoka County, Minnesota, together with such other information as the Auditor shall require, and to obtain the County Auditor's certificate that the Bonds have been entered in the County Auditor's Bond Register.

23. Records and Certificates. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to the attorneys approving the legality of the issuance of the Bonds, certified copies of all proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bonds as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

24. Negative Covenant as to Use of Bond Proceeds and Improvements. The City hereby covenants not to use the proceeds of the Bonds or to use the Improvements, or to cause or permit them to be used, or to enter into any deferred payment arrangements for the cost of the Improvements, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

25. Tax-Exempt Status of the Bonds; Rebate. The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Bonds, including without limitation (i) requirements relating to temporary periods for investments, (ii) limitations on amounts invested at a yield greater than the yield on the Bonds, and (iii) the rebate of excess investment earnings to the United States if the Bonds (together with other obligations reasonably expected to be issued and outstanding at one time in this calendar year) exceed the small issuer exception amount of $5,000,000.

For purposes of qualifying for the small issuer exception to the federal arbitrage rebate requirements for governmental units issuing $5,000,000 or less of bonds, the City hereby finds, determines and declares that

(a) the Bonds are issued by a governmental unit with general taxing powers;

(b) no Bond is a private activity bond;

(c) ninety five percent or more of the net proceeds of the Bonds are to be used for local governmental activities of the City (or of a governmental unit the jurisdiction of which is entirely within the jurisdiction of the City); and

(d) the aggregate face amount of all tax exempt bonds (other than private activity bonds) issued by the City (and all entities subordinate to, or treated as one issuer with the City) during the calendar year in which the Bonds are issued and outstanding at one time is not reasonably expected to exceed $5,000,000, all within the meaning of Section 148(f)(4)(D) of the Code.

26. Designation of Qualified Tax-Exempt Obligations. In order to qualify the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code, the City hereby makes the following factual statements and representations:

(a) the Bonds are issued after August 7, 1986;

(b) the Bonds are not "private activity bonds" as defined in Section 141 of the Code;

(c) the City hereby designates the Bonds as "qualified tax exempt obligations" for purposes of Section 265(b)(3) of the Code;

(d) the reasonably anticipated amount of tax exempt obligations (other than private activity bonds, treating qualified 501(c)(3) bonds as not being private activity bonds) which will be issued by the City (and all entities treated as one issuer with the City, and all subordinate entities whose obligations are treated as issued by the City) during this calendar year 2011 will not exceed $10,000,000; and

(e) not more than $10,000,000 of obligations issued by the City during this calendar year 2011 have been designated for purposes of Section 265(b)(3) of the Code.

The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

27. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses to the Bond Registrar on the closing date for further distribution as directed by the Purchaser.

28. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

29. Headings. Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, after a full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon the resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, being the duly qualified and acting Administrator of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council, duly called and held on the date therein indicated, insofar as such minutes relate to authorizing the issuance and awarding the sale of $4,365,000 General Obligation Bonds, Series 2011A.

WITNESS my hand on August 23, 2011.

_____
Administrator

CC Regular Session **7. 2.**

Meeting Date: 08/23/2011

By: Tim Himmer, Engineering/Public Works

Title:

Accept Petition Requesting the Review of Drainage Concerns Around the 149th Lane NW and TH 47 Wetland Complex

Background:

With the recent significant rain events that have occurred throughout the summer, the City has received many calls from residents related to flooding concerns. The attached petition was received requesting that the City review the drainage problems in the neighborhood near 149th Lane NW and TH 47. This area is largely comprised of the RAMSEY MEADOWS neighborhood, which has 5 different subdivisions associated with it. This area was built around a rather large wetland complex, and easements were secured up to the 100 year flood elevation. The petition has 29 signatures from 28 properties in the area. Two signatures are from individuals that are different from what is currently shown as the property owner in Anoka County property records; but this could be due to recent sales, rentals, marriages or name changes, and/or a lag in time for data entry. If required, additional research could be conducted to verify those signatures in question.

Staff received a call from the resident at 5410 149th Lane NW stating they had a considerable amount of standing water in their backyard. We conducted a site visit and reviewed the plat information for the property in question. It was determined that the backyard of all the homes along the east side of 149th Lane have a rather large platted drainage and utility easement at the rear of their property. This easement corresponds to the 100 year flood elevation of the surrounding water bodies. The City has received 2 - 3 100 year rainfall events over the past 2 months, which has contributed to elevated water tables and standing water in all ponds and wetlands citywide.

Observations:

Staff also reviewed all downstream pipes, culverts, and ditches to determine whether there may be an obstruction holding back the water. While no obstructions were found, it was discovered that the outlet pipe from the adjacent wetland that was installed as part of the TH 47 reconstruction several years ago may have been installed too high. We immediately modified that structure, and was able to provide some relief of existing surface water levels.

It was also determined that the property owner had constructed some improvements in their backyard (retaining wall construction and/or grading revisions) that may have reduced some of the storage capacity in the area and compounded the situation. After reviewing the downstream system and witnessing that the water levels were consistent with what could be expected under extreme rainfall conditions, there was no further action proposed for addressing the stormwater situation in this area. The stormwater management system in this area appears to be functioning as originally designed. While residents in this area may not have experienced high water to this level in the past, doesn't mean that it won't occur under extreme conditions; which is what is currently being experienced throughout the City of Ramsey and many other areas within Anoka County.

Recommendation:

Staff recommends that the City Council accept the petition and provide direction on how they would like to address this matter.

Funding Source:

The review of this request to date has been completed using staff time. If additional work is directed staff will need to determine how much and from what source funding would need to be utilized to address the matter.

Council Action:

Motion to accept the petition.

Attachments

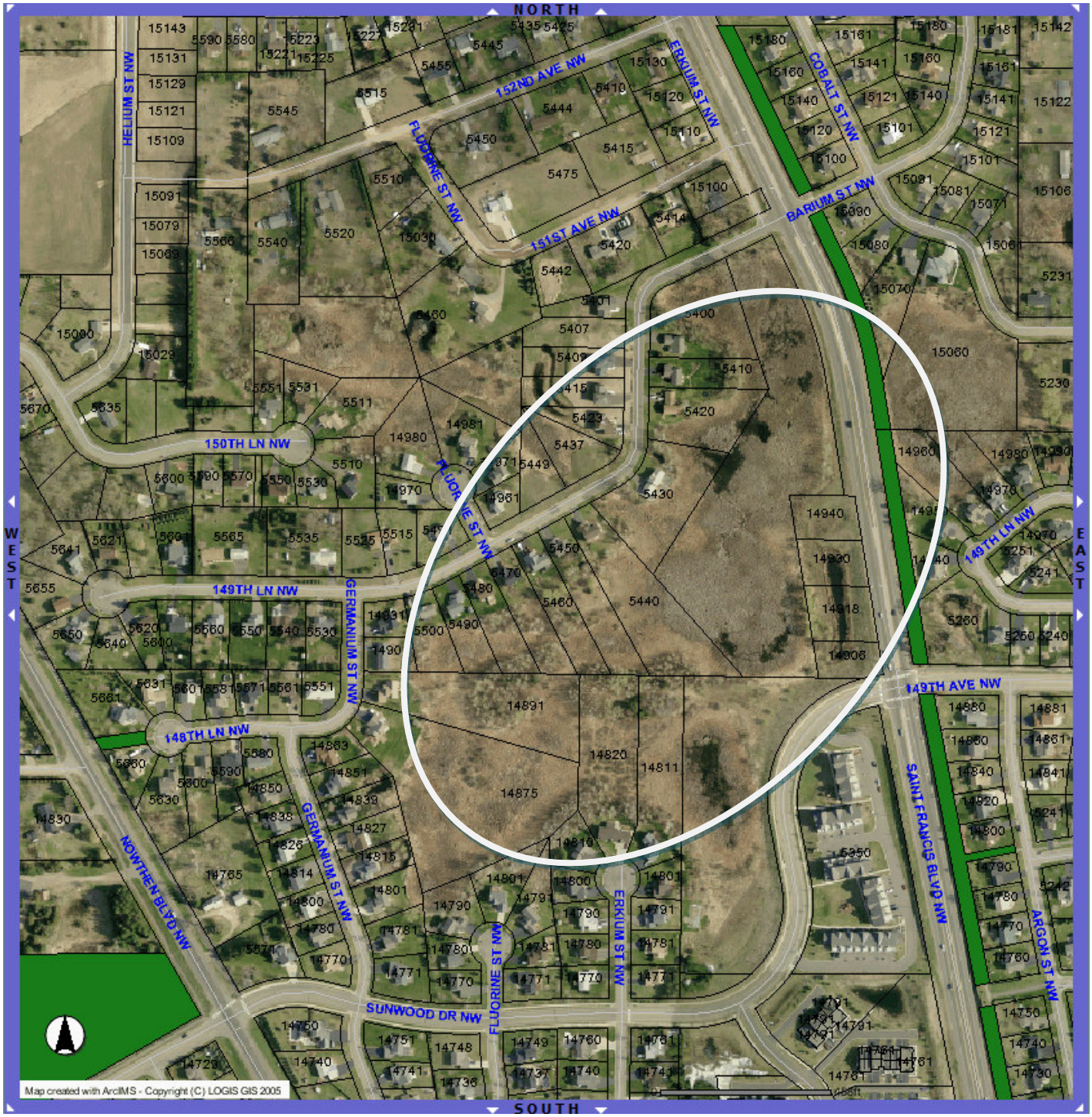
Location Map
Resident Petition
Petition Signature Map
Ramsey Meadows 4th Addition Plat Map

Form Review

Inbox	Reviewed By	Date
Brian Olson	Brian Olson	08/17/2011 04:07 PM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:07 PM

Form Started By: Tim Himmer Started On: 08/16/2011 01:33 PM

Final Approval Date: 08/18/2011


NORTH
WEST
EAST
SOUTH
152ND AVE NW
151ST AVE NW
150TH LN NW
149TH LN NW
149TH AVE NW
148TH LN NW
HELIUM ST NW
FLUORINE ST NW
ERKIUM ST NW
BARIUM ST NW
COBALT ST NW
GERMANIUM ST NW
NOWTHEN BLVD NW
SUNWOOD DR NW
SAINT FRANCIS BLVD NW
ARGON ST NW
Map created with ArcIMS - Copyright (C) LOGIS GIS 2005

11 pages total

Petition

RECEIVED
AUG 11 2011
BY:

Target: Review drainage problems in the city of Ramsey to cope with the volume of water entering our wetland and to lower the culvert that drains to Rum River.

Background:

We have lived in our homes for over seven years and some residents many more. We have never seen water even close to this amount in our yards. We have little children that this could cause injury or a health threat to. Many areas are filled over their capacity and we feel this is dangerous for our children to play near or around.

Petition:

Many of the houses that are backed up to the wetlands off of 149th lane NW ; Sunwood drive; 148th lane; Fluorine street; Germanium and Erkium are in the process or have lost their backwards due to the overfill of these wetlands . There is as much as 2 ½ feet of standing water and large portions of are yards, gardens, and sheds under water. The flooding started in May, before the recent rainfalls, and has continued to rise.

We as residents of the neighborhood believe that due to the new construction of houses and roads in the neighborhood this has changed the natural drainage process that was originally planned for this area and needs to be addressed by the city of Ramsey. The wetland we are told is still another foot or so away from reaching the overflow that eventually drains to the Rum River.

We are concerned now for the health and the safety of our children (newborns, special needs children), ourselves, and our pets due to the bacteria produced from the standing water along with the high concentration of mosquitoes that spread disease and we are obviously concerned of the flooding of our homes. The trees that are the noise barrier on highway 47 are staring to die. The market value of our homes has dropped considerably over the last few years and the standing stagnant water in our yards will definitely make it decrease even more. We need this problem to be addressed A.S.A.P.

Contact Person

First Name: Jessica P Rocky

Last Name: Belmonte

Email Address: j.belmonte@hotmail.com

Street Address: 5410 149th lane NW

City: Ramsey State: MN Zip Code: 55303

Signature: Jessica Belmonte Date 8.5.11

First Name: RANDALL Crumpler

Last Name: Crumpler

Email Address: randallcrumpler@hotmail.com

Street Address: 14780 Erkum St NW

City: Ramsey State: MN Zip Code: 55303

Signature: Date 8-6-11

1/

First Name: Doug

Last Name: Jagues

Donald Turbett

Email Address: DJRollin33@Yahoo

Street Address: 5440 149th Ln NW

City: Ramsey State: MN Zip Code: 55303

Signature: D J

First Name: Patrick

Last Name: Daly

Email Address: PJDaly7@yahoo.com

Street Address: 5450 149 LN NW

City: Ramsey State: MN Zip Code: 55303

Signature: PJ Daly

First Name: Leo

Last Name: Majewski

Email Address: leo.majewski@q.com

Street Address: 5480 149TH LANE NW

City: RAMSEY State: MN Zip Code: 55303

Signature: L Majewski

2

First Name: Ted Sherry Klaus

Last Name: Crute

Email Address: TSCrute@msn.com

Street Address: 14780 Fillmore St. N.W.

City: Ramsey State: MN. Zip Code: 55303

Signature: Ted Crute

First Name: Kenneth E Smith

Last Name:

Email Address: KOSmith@q.com

Street Address: 14771 Fillmore St NW

City: Ramsey State: MN Zip Code: 55303

Signature:

First Name: Dana Julie Gardapee

Last Name: Spah

Email Address:

Street Address: 14801 Fillmore St. NW

City: Ramsey State: MN Zip Code: 55303

Signature: Dana Spah

First Name: Kami

Last Name: Schauer

Email Address: KSchauer@live.com

Street Address: 5420 149th Ln NW

City: Ramsey State: MN Zip Code: 55303

Signature: Kami Schauer

same address

First Name: KRIS FITZGERALD

Last Name: C/O GRACELYN & ESTELLE FITZGERALD

Email Address:

Street Address: 5420 149th Ln NW

City: RAMSEY State: MN Zip Code: 55303

Signature:

First Name: Charles

Last Name: Monette

Email Address: cmonette2004@msn.com

Street Address: 5423 149th Ln. N.W.

City: Ramsey State: Mn Zip Code: 55303

Signature:

AAT Investments

First Name: John Gibson + Tepi Smith

Last Name: Gibson / Smith

Email Address: jgbsn@nym.hush.com

Phone 612.437.0705 fax 1.715-421-6044

Street Address: 5400 149 Lane NW

City: Ramsey State: MN Zip Code: 55303

Signature: POA Date 8/15/11

First Name: Garett + Dee Hanson

Last Name: Hanson

Email Address: dah75@netzero.net

Street Address: 14790 Fluorine St NW

City: Ramsey State: MN Zip Code: 55303

Signature: Dee Hanson / Garett Hanson

First Name: Youssif Elmajri

Last Name: Elmajri

Email Address: Youssifelmajri@yahoo.com

Street Address: 5430 149th lane NW

City: Ramsey State: MN Zip Code: 55303

Signature:

First Name: Joe Different Watershed

Last Name: Schauer

Email Address: jdetanners@hotmail.com

Street Address: 5429 145th Ave NW

City: Ramsey State: MN Zip Code: 55303

Signature: [signature]

First Name: Mickey

Last Name: Nelson

Email Address: ~~mickey~~ mmranelsons@q.com

Street Address: 5470 149th Lane N.W.

City: Ramsey State: Mn. Zip Code: 55303

Signature: Mic C. Nelson

First Name: Roger

Last Name: Anderson

Email Address: RWANDERSON36@Comcast.net

Street Address: 5490 149th LN. N.W.

City: Ramsey State: MN. Zip Code: 55303

Signature: Roger Anderson

First Name: Somchith

Last Name: Chithany

Email Address:

Street Address: 5460 149 LN MN

City: Ramsey State: MN Zip Code: 55308

Signature: Somchith Chithany

I'm to Matt Look

First Name: Pam

Last Name: Varner

Email Address: pjvpamela10@gmail

Street Address: 14931 Germanium St NW

City: Ramsey State: mn Zip Code: 55303

Signature: Pam Va

First Name: RICK L. BERGELBEN

Last Name:

Email Address: TRANSAM ONE THREE@AOL.COM

Street Address: 14851 GERMANIUM ST.

City: RAMSEY State: MN Zip Code: 55303-5113

Signature: Rick L. Bergelben

First Name: JAMES ~~JAM~~

Last Name: JAMINSKI

Email Address: JJAMINSKI@COMCAST.NET

Street Address: 14827 GERMANIUM ST NW

City: RAMSEY State: MN Zip Code: 55303

Signature: James J Jam

First Name: Chad

Last Name: Seliger

Anna Lejchar & Chad Seliger O.K.

Email Address: CSeliger@WinRoc.com

Street Address: 14801 Germanium St

City: Ramsey State: MN Zip Code: 55303

Signature:

First Name: Jerry

Last Name: Smith

Email Address:

Street Address: 14790 Erbium St. NW

City: Ramsey State: MN Zip Code: 55303

Signature: Gerald G. Smith

First Name: TRISH David & Tricia

Last Name: BATES Osborn

Email Address: 14711 ERKI 2nd St NW

Street Address: NANTRISH2 @ Hotmail.com

City: Ramsey State: MN Zip Code: 55303

Signature: T. Rish Bates

First Name: Kathy Strobush

Last Name: Strobush

Email Address: DKSstrobush@comcast.net

Street Address: 5409 149th Ln NW

City: Ramsey State: mn Zip Code: 55303

Signature: Kathy Strobush

First Name: Ryan & Katie Lang

Last Name:

Email Address: Rlang1018@gmail.com

Street Address: 6415 149th Lane NW

City: Ramsey State: MN Zip Code: 55303

Signature: Ryan Lang AAT Investments

10

First Name: Tracey

Last Name: David

Email Address: dowdt@comcast.net

Street Address: 5500 149th Lane NW

City: Ramsey State: MN Zip Code: 55303

Signature: Tracey Dowd

First Name: Cheri + Mike

Last Name: Johnson

Email Address: cheriandmike@usfamily.net

Street Address: 14791 Fluorine St NW

City: Ramsey State: MN Zip Code: 55303

Signature: Cheri L Johnson

First Name: Chris + Alexandra

Last Name: Bertz Bertolas

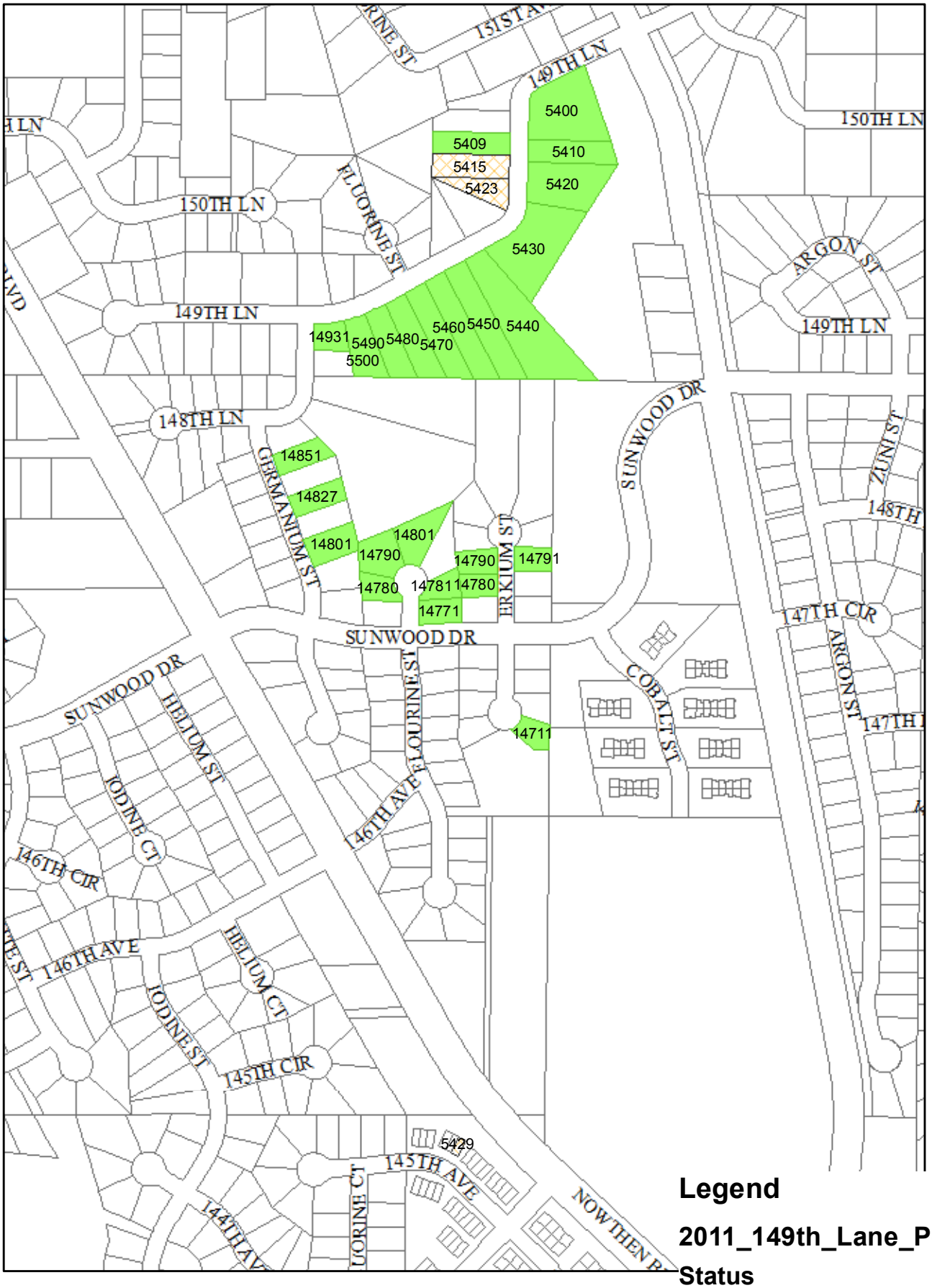
Email Address: bertz.chris@gmail.com

Street Address: 14781 Fluorine St NW

City: Ramsey State: MN Zip Code: 55303

Signature: Chris Bertz

2011 149th Lane Petitioning Properties



Legend

2011_149th_Lane_Petition

Status

Occupant

Owner

RAMSEY MEADOWS 4TH ADDITION

CITY OF RAMSEY — COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That J. A. Menkveld & Associates, Inc., a Minnesota corporation, owner and proprietor and Builders Mortgage Corporation, a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Southwest Quarter of Section 24, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Beginning at the northeast corner of Outlot A, RAMSEY MEADOWS 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota; thence South 89 degrees 07 minutes 51 seconds East, assumed bearing, parallel with the south line of said Southwest Quarter, a distance of 208.50 feet to the center line of State Trunk Highway No. 47, per the plat of AMBER RIDGE, according to the recorded plat thereof, Anoka County, Minnesota; thence northerly along said center line and along the center line of said State Trunk Highway No. 47, per the plat of WILLOW RIDGE, according to the recorded plat thereof, Anoka County, Minnesota, a distance of 789.96 feet to the intersection with the northeasterly extension of the following described line:

Beginning at a point on the center line of State Trunk Highway No. 47, per the plat of GORHAM'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, said point being distant 93.00 feet southeasterly of the northeasterly extension of the southeasterly line of Block 3, said GORHAM'S ADDITION, as measured along said center line; thence South 64 degrees 18 minutes West, parallel with the southeasterly line of Block 3, said GORHAM'S ADDITION, a distance of 376.78 feet, and said line there terminating;

thence South 64 degrees 18 minutes 00 seconds West, along said last described line, a distance of 376.83 feet to the point of termination of said line; thence southwesterly along a tangential curve concave to the southeast, having a radius of 103.25 feet and a central angle of 63 degrees 14 minutes 20 seconds, a distance of 113.96 feet; thence South 1 degree 03 minutes 40 seconds West, tangent to said curve, a distance of 345.42 feet; thence southwesterly along a tangential curve concave to northwest, having a radius of 115.75 feet and a central angle of 60 degrees 08 minutes 15 seconds, a distance of 121.49 feet; thence South 61 degrees 11 minutes 55 seconds West, tangent to said curve, a distance of 53.09 feet to the intersection with the westerly extension of the north line of said Outlot A, RAMSEY MEADOWS 3RD ADDITION; thence South 87 degrees 06 minutes 09 seconds East, along said north line and its westerly extension, a distance of 517.62 feet to the point of beginning.

AND

Outlot A, RAMSEY MEADOWS 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as RAMSEY MEADOWS 4TH ADDITION and do hereby dedicate to the public for public use forever the boulevard, lane and drainage and utility easements as shown on the plat. In witness whereof said J. A. Menkveld & Associates, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 7th day of Oct, 1996. Also in witness whereof said Builders Mortgage Corporation has caused these presents to be signed by its proper officer this _____ day of _____, 19__.

SIGNED:

J. A. MENKVELD & ASSOCIATES, INC.:

J. A. Menkveld, President

BUILDERS MORTGAGE CORPORATION:

Ronald Stratton, as President

STATE OF MINNESOTA) COUNTY OF Anoka) The foregoing instrument was acknowledged before me this 7th day of October, 1996, by J. A. Menkveld, President of J. A. Menkveld & Associates, Inc., a Minnesota Corporation, on behalf of the Corporation.

TERESA VINJE NOTARY PUBLIC-MINNESOTA ANOKA COUNTY MY COMMISSION EXP. 01/31/2000

Teresa Vinje
Notary Public, Anoka County, Minnesota
My Commission expires 1-31-00

STATE OF MINNESOTA) COUNTY OF Anoka) The foregoing instrument was acknowledged before me this 7th day of October, 1996, by Ronald Stratton, President of Builders Mortgage Corporation, a Minnesota corporation, on behalf of the corporation.

KATHLEEN R CAVEN NOTARY PUBLIC MINNESOTA MY COMMISSION EXPIRES 01-31-00

Kathleen R Caven
Notary Public, Ramsey County, Minnesota
My Commission expires 1-31-2000

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as RAMSEY MEADOWS 4TH ADDITION; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

STATE OF MINNESOTA) COUNTY OF ANOKA) The surveyors certificate was acknowledged before me a Notary Public, this 1st day of October, 1996 by Jeffrey N. Caine, Land Surveyor.

JILL M KENT NOTARY - MINNESOTA ANOKA COUNTY MY COMM EXPIRES 1-31-00

Jill M Kent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-00

CITY OF RAMSEY

We hereby certify that the City Council of the City of Ramsey, Anoka County, Minnesota, duly accepted and approved the plat of RAMSEY MEADOWS 4TH ADDITION at a regular meeting held this 24th day of September, 1996. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

By _____ Mayor By Ryan P Schroeder Clerk

Checked and approved this ____ day of _____, 19__.

By _____
Anoka County Surveyor

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

10 | 5 | 5 | 10

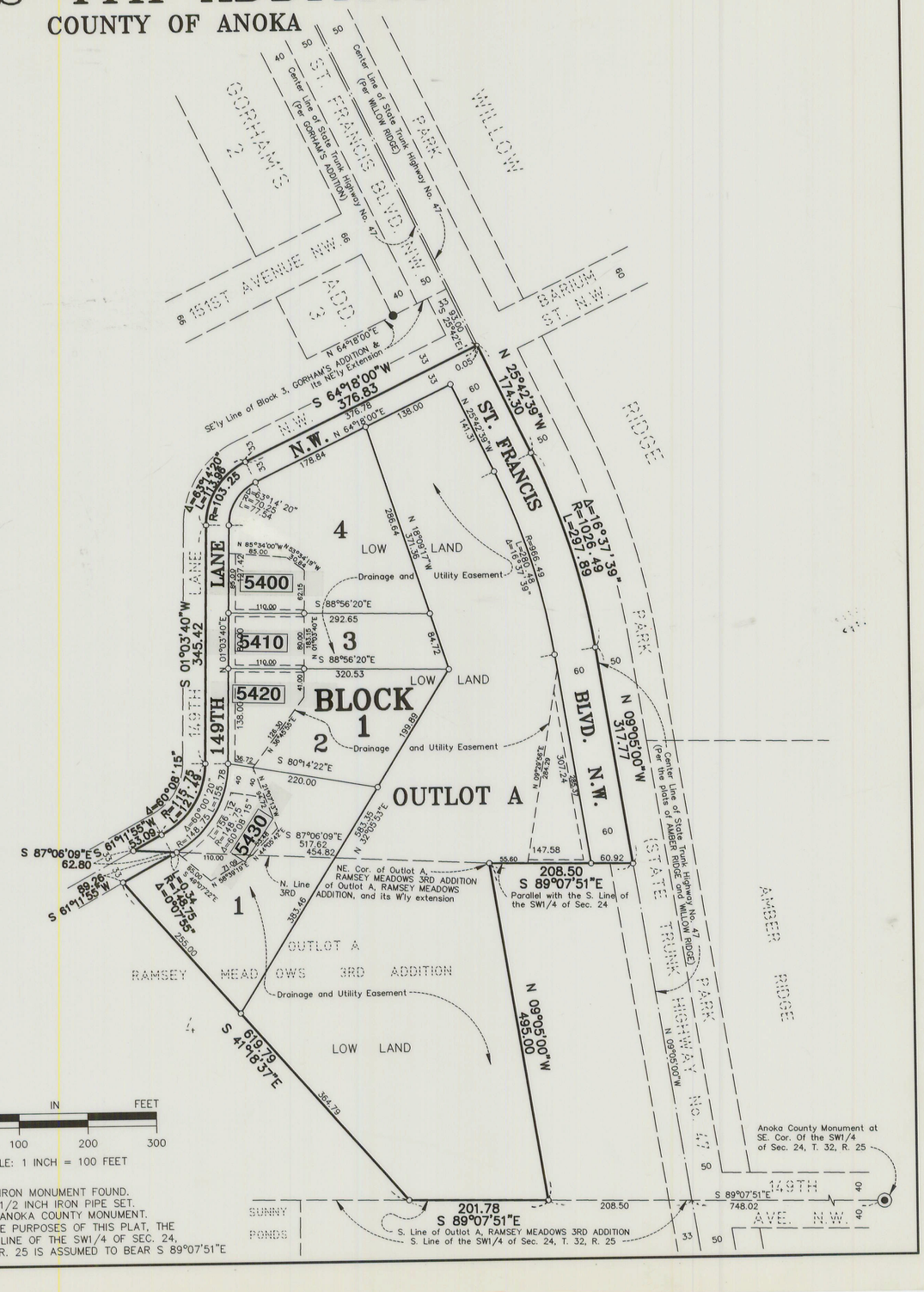
BEING 10 FEET WIDE AND ADJOINING ALL STREET RIGHT-OF-WAY LINES AND REAR LOT LINES AND 5 FEET WIDE AND ADOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

N

SCALE IN FEET
0 100 200 300
SCALE: 1 INCH = 100 FEET

- ● DENOTES IRON MONUMENT FOUND.
- ○ DENOTES 1/2 INCH IRON PIPE SET.
- ◉ DENOTES ANOKA COUNTY MONUMENT.

NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SW1/4 OF SEC. 24, T. 32, R. 25 IS ASSUMED TO BEAR S 89°07'51"E



CAINE & ASSOCIATES
LAND SURVEYORS, INC.

Ramsey Meadows 4th

CC Regular Session **7. 3.**

Meeting Date: 08/23/2011

By: Tim Gladhill, Community Development

Title:

Consider Final Plat, Site Plan, and Comprehensive Plan/Zoning Amendment Approval of Stoney River; Case of First Phoenix Group and Lord of Life

Background:

The City has received a request for a Minor Plat as well as Site Plan Review for a 72-unit assisted living complex on a proposed 6.5 acre parcel currently part of the Lord of Life Lutheran Church campus. This case includes two (2) requests for consideration by the City Council: 1) Minor Plat and 2) Site Plan Review.

Notification:

All property owners within 700 feet of the Subject Property were notified of the Sketch Plan Review.

Observations:

City Staff anticipates revised plans from the Applicant mainly related to the design of a shared access on Nowthen Boulevard. In addition, City Staff anticipates requested revisions to the Development Contracts related to assigning certain obligations of the Property Owner to the Developer (First Phoenix). Staff will provide updated information at the meeting.

Final Plat Review

The proposed minor plat proposes to subdivide a portion of the existing Lord of Life campus to create a new, approximately 6.5 acre parcel at the north west corner of the intersection of Saint Francis Boulevard (TH 47) and Bunker Lake Boulevard (CSAH 5). The proposed lot appears to meet all dimensional standards related to the actual subdivision of the parcel. Other dimensional standards will be reviewed as part of the site plan review.

As current property owner desiring to convey the proposed Lot 2 to First Phoenix Group, Lord of Life Lutheran Church is responsible for Required Improvements as listed in the Subdivision Ordinance. It is anticipated that Lord of Life will defer these obligations to First Phoenix Group, and that First Phoenix Group is agreeable to accept these obligations.

Lord of Life Lutheran Church desires to consolidate several parcels it has acquired over the years that make up the current campus. The consolidation of these parcels is not a requirement of the platting process. Consolidating parcels will clean up parcel lines and legal descriptions that make up the Lord of Life campus. These parcels that are being combined with the larger parcel that already contains the building for Lord of Life shall be considered off site for purposes of calculating development fees and associated credits.

Site Plan Review

The Applicant has proposed a 53,228 square foot (foot print), two-story building (footprint) with 72 assisted living/memory care units. It appears that the proposed site plan meets most dimensional standards as required by the R-3 Residential District (high density residential). It should be noted that the original review of this site plan was based on B-1 General Business District (current zoning). However, the Planning Commission recommended a re-zoning and Comprehensive Plan Amendment to R-3 Residential. The Staff Review File has been amended to reflect this recommendation. In addition, the Applicant has requested that the required adjustments to zoning be accomplished by a Comprehensive Plan Amendment.

It appears that the exterior materials of the proposed structure are composed of a mixture of shakes, stones, and

windows with various accents added. Waste storage is proposed to be provided interior to the building.

The Applicant proposes 66 parking stalls with an additional 28 proof of parking stalls for future construction. In this instance, Staff applied parking standards for hospital use, which requires one (1) space for four (4) beds plus one (1) additional staff for each employee. Based on the proposed site plan, 18 stalls would be required for the residential component. Staff has requested additional information on the number of employees to determine final parking requirements. It appears there should be ample parking on site.

The proposed landscape plan appears to generally meet requirements with amendments and additional notes as required in the Staff Review File.

The Civil Engineering plans are generally acceptable with additional detail included on the plans as noted in the Staff Review File.

The Master Park and Trail Plan requires that a trail be constructed on site along Nowthen Boulevard and Saint Francis Boulevard. Staff acknowledges the level of trail obligations for this site in relation to the portion of the site being developed with this proposal and has recommended the following in terms of trail obligations (an exhibit is attached for illustrative purposes).

The Nowthen Boulevard trail represents a critical trail link that completes a corridor that has had several segments constructed over the past several years. Staff acknowledges the design constraints near the intersection of Nowthen Boulevard (CSAH 5) and Saint Francis Boulevard (TH 47). Due to existing topography, retaining walls are required. Acknowledging the additional construction costs and the benefit of this connection, Staff has prepared a proposal for a grant opportunity for construction dollars through the Safe Routes to School program due to its proximity to Ramsey Elementary School. There is no guarantee that the City will be successful in securing these dollars, and this trail segment will remain a Stage I Improvement obligation of the Applicant.

Also in relation to trail obligations, the Applicant has proposed to construct the remaining segment between the existing terminus of the Nowthen Boulevard Trail (terminating on the Lord of Life Campus) and the proposed Lot 1. It is Staff's recommendation that the portions of trails to be constructed on the parcels that do not include the building of Lord of Life shall be considered off site, and thereby actual construction costs shall be credited to Trail Development Fees. As stated previously, these parcels are only being included in the proposed Plat in order to consolidate parcels and clean up legal descriptions of the campus. Staff finds benefit to the City in approving the parcel consolidation. All trails on private property must be encumbered by a perpetual trail easement plus an additional five (5) feet for maintenance purposes where feasible.

Finally, in relation to trail obligations, the City's policy is that trails shall be constructed, at the cost of the developer, on both sides of all State, County, State Aid, and Collector roadways. This policy is implemented by the Master Park and Trail Plan. This Plan indicates a trail construction obligation along Saint Francis Boulevard (TH 47) . However, Staff recommends delaying construction of this segment of trail until such time future development (planned) occurs on the remainder of the Lord of Life Campus. In looking at future development scenarios, there may be a possibility that the TH 47 trail may be better suited for an internal roadway system. Given this fact, Staff recommends that the Applicant convey a 20 foot wide perpetual trail easement along TH 47 connecting to Cobalt Street to allow for a future connection in the event funding becomes available in lieu of trail construction along TH 47. Per the request of the Applicant, the proposed Development Contract includes language that the City agrees not to assess any costs of construction of this trail along TH 47 to the Subject Property. The Applicant also acknowledges that future development will, however, include certain development obligations, including trail construction along TH 47.

The Fire Department has requested additional detail be added to the plans in regard to public safety access to the structure. In addition, minor modifications to the location of certain hydrants has been requested.

The request has been sent to Mn/DOT and Anoka County Highway as required. Mn/DOT and Anoka County have responded as outlined in their response letters. The Planning Commission agreed with Anoka County comments recommending that accesses be consolidated if at all possible. In Staff's conversations with the Applicant, it appears

that the Applicant is attempting to design a shared access, which may impact the ultimate parcel configuration. Finally, Staff and Anoka County are working collaboratively to coordinate required turn lanes with an existing County project (mill and overlay of CSAH 5).

Recommendation:

The Planning Commission met on July 7, 2011 and recommended approval of the requests, contingent upon compliance with the Staff Review Letter and a strong recommendation to consolidate accesses with Lord of Life.

Funding Source:

All costs associated with reviewing the request are the responsibility of the Applicant.

Council Action:

Motion to adopt the resolution approving the Final Plat of Stoney River, with necessary adjustments allowed to line up the common property line with the shared access;

-AND-

Motion to approve the site plan for Stoney River, contingent upon final design of a share access;

-AND-

Motion to adopt the resolution approving the Comprehensive Plan Amendment to High Density Residential;

-AND-

Motion to introduce the ordinance to amend the Official Zoning Map to R-3 Residential for the Subject Property.

Attachments

Site Location Map
Final Plat
Stoney River Site Plan
Development Fees
Trail Loop Map
Trail Proposal
Proposed Exterior Materials
List of Eligible Credit
Development Contract-Plat
Development Permit-Site Plan
Final Plat Resolution
Comprehensive Plan Amendment Resolution
Zoning Amendment Ordinance
Development Contract
Development Permit
Staff Review Letter

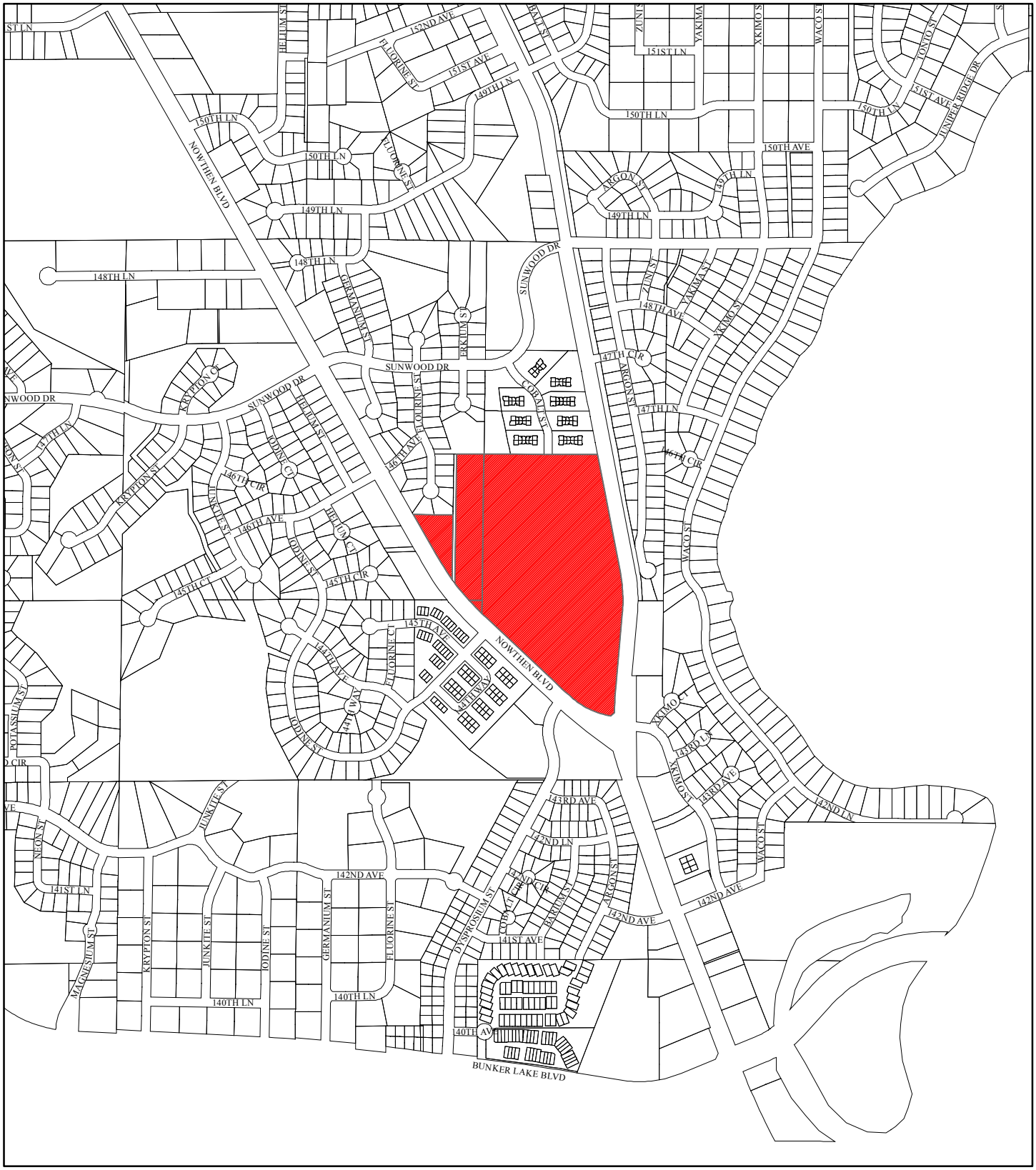
Form Review

Inbox	Reviewed By	Date
Tim Himmer	Tim Gladhill	08/18/2011 09:01 AM
Tim Gladhill (Originator)	Tim Gladhill	08/18/2011 09:01 AM
Tim Himmer	Tim Himmer	08/18/2011 09:51 AM

Kurt Ulrich Kurt Ulrich 08/18/2011 02:53 PM

Form Started By: Tim Gladhill Started On: 08/01/2011 07:53 AM

Final Approval Date: 08/18/2011



City of RAMSEY

Stoney River

Legend

- Site
- Parcels

N

0 1,250 2,500 Feet

STONEY RIVER ADDITION

C.R. DOC.NO.

FOUND CIM
WITNESS CORNER TO SOUTH
QUARTER CORNER OF
SEC. 25, T.32, R. 25

1281.59
N 88°41'11" E
MATCHLINE A

FOUND CIM
NORTH QUARTER CORNER OF
SEC. 25, T.32, R. 25

2603.50
N 0°13'22" W

EAST LINE OF NW 1/4 OF
SEC. 25, T.32, R. 25

MATCHLINE A
N 0°13'22" W 2603.50

FOUND CIM
NORTH QUARTER CORNER OF
SEC. 25, T.32, R. 25

EAST LINE OF NW 1/4 OF
SEC. 25, T.32, R. 25

CENTER OF
SEC. 25, T.32, R. 25

Δ =11°09'32"
L=211.49
R=1085.92

Δ =11°09'32"
L=223.18
R=1145.92

Δ =4°51'16"
L=92.03
R=1085.92

Δ =4°58'19"
L=99.44
R=1145.92

UNPLATTED

RIVER'S BEND 3RD ADDITION

Δ =10°27'10"
L=419.93
R=2301.82

AKIMO STREET N.W.

HOLIDAY ACRES

AMBER RIDGE

STATE TRUNK HIGHWAY NO. 47

N 4°18'15" E 537.34

S 11°49'36" E 859.74

ST. FRANCIS BOULEVARD

S 11°49'36" E 871.61

S 4°18'15" W 537.34

188.79

348.55

S 47°38'28" W 36.14

97.87

50.00

POINT 1083 FEET NORTH OF SOUTH LINE OF
SE 1/4 OF NW 1/4 OF SEC. 25, T. 32, R.25
ON CENTERLINE OF ANOKA AND ST. FRANCIS ROAD

DRAINAGE & UTILITY EASEMENT
PER DOC. NO. 1568673

25 65 265 135 200

N 89°21'46" E 106.50

Δ =43°47'14"
L=164.31
R=215.00

Δ =4°33'51"
L=188.14
R=2361.82

C.BRG. N 64°50'44" W
CHD. 341.96
Δ =33°19'56"
L=346.83
R=596.17

PART OF THE

LOT 2

S 89°21'46" W 763.04

S 85°36'25" E 435.17

PART OF THE

N 89°21'46" E 37.16

LODGES

522.57 (522.44 DEED)

LINE "A"
AND
LINE PARALLEL TO SOUTH LINE OF
SE 1/4 OF NW 1/4 OF SEC. 25, T. 32, R.25

888.11

COBALT STREET N.W.

N 89°21'46" E

BIRCH HILL

PARK

SUNNY PONDS

N 89°22'59" E 219.82

SEC. 25, T. 32, R. 25

W 1/2 OF NW 1/4 OF

220

N 0°05'31" W 445.41

SUNNY PONDS OUTLOT B

SUNNY PONDS 3RD ADDITION

N 89°53'14" E 288.58

SE 1/4 OF NW 1/4 AND E 1/2 OF NW 1/4 OF

213.80 N 7°33'31" W 512.34 298.54

N 1°44'08" W 381.16

N 89°21'46" W 290.69

N 80°49'34" E 276.49

274.38 S 85°34'28" E

144.16 83.31

227.47 S 0°22'40" W

POINT ON SOUTH LINE OF SE 1/4 OF NW 1/4
AND 558.02 FEET E'LY OF
SW CORNER OF SE 1/4 OF NW 1/4 OF

SOUTH LINE OF
SE 1/4 OF NW 1/4
OF SEC. 25, T. 32, R. 25

558.02

BLOCK

SEC. 25, T. 32, R. 25

LOT 1

NE 1/4 OF SW 1/4 OF

N 45°55'02" E 290.13

1

99.08

S 47°07'58" E 389.55

745.02

N 47°04'50" W 745.02

1338.54

NOWTHEN BOULEVARD

UNPLATTED

DYSPROSIUM STREET N.W.

UNPLATTED

OUTLOT A,
THE PONDS OF RAMSEY

WEST LINE OF
SE 1/4 OF NW 1/4 OF
SEC. 25, T. 32, R.25

S 0°07'47" E 0.95

SW CORNER OF
SE 1/4 OF NW 1/4
OF SEC. 25, T. 32, R.25

S 86°24'49" E 132.20

OF RAMSEY

THE PONDS

ST. CLOUD STREET N.W.

NORTHEASTERLY RIGHT OF WAY OF
COUNTY STATE AID ROAD NO. 5

30.37 30.01 8 292.15 285.62

COUNTY STATE AID HIGHWAY NO. 5

261.78 N 0°05'31" W 96.85

16°35'0"

293.35 N 30°29'50" W

UNPLATTED

COUNTY STATE AID
HIGHWAY NO. 5
CENTERLINE DATA:
DELTA = 16°35' RT
DELTA C = 1°35'
DC = 5°00'
T.S. = 317.39 FEET
L.S. = 300.00 FEET
L.C. = 31.66 FEET

COUNTY STATE AID
HIGHWAY NO. 5
CENTERLINE DATA:
DELTA = 12°02' RT
DELTA C = 2°02'
DC = 4°00'
T.S. = 276.13 FEET
L.S. = 250.00 FEET
L.C. = 50.80 FEET

N 59°56'36" W 276.13

12°2'0"

12°2'0"

○ DENOTES SET IRON MONUMENT
EVIDENCED BY 1/2" BY 14"
IRON PIPE MARKED R.L.S. 23677

● DENOTES FOUND IRON MONUMENT

THE SOUTH LINE OF SE 1/4 OF NW 1/4 OF
SEC. 25, T. 32, R. 25, IS ASSUMED TO
HAVE A BEARING OF S 89°21'46" W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

5
5
10
10
NOT TO SCALE

BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED.

100 50 0 100 200 300
SCALE IN FEET

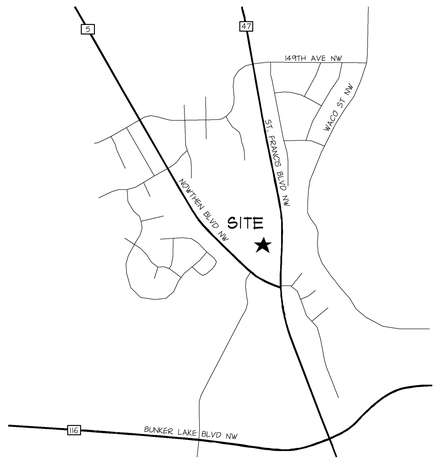
HARRY S. JOHNSON
LAND SURVEYORS

Stoney River Addition

Ramsey, Minnesota

AREA LOCATION MAP

RAMSEY, MN



NORTH
NO SCALE

ABBREVIATIONS

@	Angle	JT.	Joint
&	And	L.F.	Lineal Feet
@	At	L.P.	Low Point / Liquid Petroleum
100 YR.	100 Year Flood Elevation	LB.	Pound
A.B.	Anchor Bolt	LGU	Local Government Unit
A.D.	Area Drain	LONG.	Longitudinal
A/C	Air Conditioning Unit	LT.	Light / Lighting
ADD.	Addendum	MAINT.	Maintenance
ADDL.	Additional	MAS.	Masonry
ADJ.	Adjacent / Adjust	MATL.	Material
AHU	Air Handling Unit	MAX.	Maximum
ALT.	Alternate	MECH	Mechanical
ALUM.	Aluminum	MED.	Medium
ANOD.	Anodized	MFR.	Manufacturer
APPROX.	Approximate	MH	Manhole
ARCH	Architect / Architectural	MIN.	Minimum / Minute
AUTO.	Automatic	MISC.	Miscellaneous
AVG.	Average	MNDOT	Minnesota Department Of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B.M.	Benchmark	MUL.	Mullion
B/W	Bottom of Wall	N.	North
BFE	Basement Floor Elevation	N.I.C.	Not In Contract
BIT	Bituminous (Asphalte)	NO. OR #	Number
BLDG.	Building	NOM	Nominal
BSMT.	Basement	NTS	Not to Scale
C.F.	Cubic Feet	NWE	Normal Water Elevation
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Level
C.G.	Corner Guard	O.C.	On Center
C.J.	Control Joint	O.D.	Outside Dimension
C.L.	Centerline	O.E.	Overhead Electric
C.M.U.	Concrete Masonry Unit	OH.	Overhead
C.O.	Cleanout	OHWL	Ordinary High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPNG.	Opening
C.Y.	Cubic Yards	ORIG.	Original
CB	Catch Basin	P.C.	Point of Curvature
CBMH	Catch Basin Manhole	P.I.	Point of Intersection
CEM.	Cement	PIV	Post Indicator Valve
CIP	Cast Iron Pipe	P.L.	Property Line
CMP	Corrugated Metal Pipe	P.O.B.	Point of Beginning
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONST.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.I.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Tangency
CU.	Cubic	PE	Polyethylene
D.S.	Down Spout	PED.	Pedestal / Pedestrian
DEG.	Degree	PERF.	Perforated
DEMO.	Demolition / Demolish	PREP.	Preparation
DEPT.	Department	PROJ.	Project
DET.	Detail	PROP.	Proposed
DIA.	Diameter	PVC	Poly-Vinyl-Chloride (Piping)
DIAG.	Diagonal	PVMT.	Pavement
DIM.	Dimension	QTR.	Quarter
DIP	Ductile Iron Pipe	QTY.	Quantity
DN	Down	R	Radius
DWG.	Drawing	RAD.	Radius
E.	East	R.D.	Roof Drain
E.J.	Expansion Joint	R.E.	Reeave Existing
E.O.S.	Emergency Overflow Swale	R.O.	Rough Opening
E.W.	Each Way	R.P.	Radius Point
EA.	Each	RCP	Reinforced Concrete Pipe
EL.	Elevation	R.S.	Rough Slab
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Side Exit
F.B.O.	Furnished by Others	SEWO	Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SMT.	Smiter
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	STMH	Storm Sewer Manhole
FBLO	Full Basement Look Out	STD.	Standard
FDN.	Foundation	STRUCT.	Structural
FES	Flared End Section	SYM.	Symetrical
FFE	Finished Floor Elevation	T	Thickness
FLR.	Floor	T/R	Top of Rm
FT. OR (')	Foot	T/W	Top of Wall
FUT.	Future	TEMP.	Temporary
G.B.	Grade Break	THK.	Thick / Thickness
G.C.	General Contractor	TNH	Top Nut Hydrant
GAL.	Gallon	TYP.	Typical
GALV.	Galvanized	U.N.O.	Unless Noted Otherwise
GFE	Garage Floor Elevation	V.B.	Vapor Barrier
GL.	Glass	V.C.	Vertical Curve
GR.	Grade	V.I.F.	Verify In Field
H.	Height	VER.	Verify
H.P.	High Point	VERT.	Vertical
HDPEP	High Density Polyethylene Pipe	VEST.	Vestibule
HGT.	Height	W	Width
HORIZ.	Horizontal	W.PT.	Working Point
HVAC	Heating, Ventilation, Air Conditioning	W.W.F.	Welded Wire Fabric
HYD	Hydrant	W/	With
I.D.	Inside Dimension	W/O	Without
IN. OR (")	Inches	WO	Walk Out
INFO.	Information	WETL.	Wetland
INL.	Inlet Elevation	WP	Waterproof
INSUL.	Insulation	WT.	Weight
INV.	Invert Elevation	YD.	Yard
		YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	CONTOUR		CONTOUR
123.4 ×	SPOT ELEVATION	123.4 ×	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		UNDERGROUND STRUCTURE
	CONCRETE		RAILROAD
			CONCRETE
	CONCRETE CURB		CONCRETE CURB
	EDGE OF PAVEMENT		EDGE OF PAVEMENT
HEIGHT, TYPE	FENCING	HEIGHT, TYPE	FENCING
	GUARD RAIL		GUARD RAIL
	CONCRETE RETAINING WALL		CONCRETE RETAINING WALL
	FIELDSTONE RETAINING WALL		FIELDSTONE RETAINING WALL
	MODULAR RETAINING WALL		MODULAR RETAINING WALL
	SOIL BORING		DOORWAY
	LIGHT POLE		LIGHT STANDARD
	TREES	Øxx.	POWER POLE
	DENOTES TREE LIMITS	1.0%	SLOPE, DIRECTION OF FLOW
	MANHOLE		BOLLARD
		X"STS	STORM SEWER
	CATCH BASIN	X"SAN	SANITARY SEWER-WASTE
	FIRE HYDRANT	X"FM	FORCE MAIN
	WATER VALVE	X"RD	ROOF DRAIN COLLECTOR
	FLARED END SECTION	GATE VALVE X"WTR	WATER MAIN
	IRON MONUMENT FOUND	X"FIRE	FIRE LINE (IF SEPARATE)
	IRON PIPE MONUMENT SET	BFW	FIRE DEPARTMENT CONNECTION
	P.K. NAIL	BLDG.	DOMESTIC WATER SERVICE
	POWERPOLE		CULVERT & END SECTION
	GUARD POST	X"WTR	GAS LINE
	UTILITY BOX (TV, TEL, ELEC)	SOIL EVAPORATE VALVE	SOIL SUBDRAIN
	TRAFFIC BOX	X"SSD	ELECTRIC-OVERHEAD
GAS BASE	GAS METER	OE	ELECTRIC-UNDERGROUND
GTI		UE	TELEPHONE-OVERHEAD
	TRAFFIC SIGN	OT	TELEPHONE-UNDERGROUND
	GUY WIRE	UT	UNDERGROUND CABLE/TV
R/T	REGISTRAR OF TITLES	UTV	UNDERGROUND CABLE/TV
C/R	COUNTY RECORDER	OTV	LAWN SPRINKLER SLEEVE
X" STS	STORM SEWER LINE	LSS	
X" SAN	SANITARY SEWER LINE		
X" WTR	WATER MAIN		
G	UNDERGROUND GAS		
OT	OVERHEAD TELEPHONE		
UT	UNDERGROUND TELEPHONE		
UE	UNDERGROUND ELECTRIC		
OE	OVERHEAD ELECTRIC		
UTV	UNDERGROUND CABLE T.V.		
OTV	OVERHEAD CABLE T.V.		
W	WELL		
	RESTRICTED ACCESS		
1	NOTE NUMBER		
	DENOTES BITUMINOUS SURFACE		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	CONSTRUCTION LIMITS
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
15	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C2.1	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

LOT 2, BLOCK 1, STONEY RIVER ADDITION

BENCHMARK

ELEVATION DATUM IS BASED ON CITY OF RAMSEY DATA.

HSJBENCHMARK IS LOCATED TOP OF NAIL (AS SHOWN ON SURVEY)
ELEVATION = 883.82

BENCHMARK IS LOCATED SANITARY SEWER MH, "THE PONDS OF RAMSEY", SW'LY OF SITE
RIM ELEVATION = 833.10

ARCHITECT

MUDROVICH ARCHITECTS
300 NORTH THIRD STREET
SUITE 304
WAUSAU, WI 54402
(TELE)715.848.4880

SHEET INDEX

C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DEMOLITION
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN - SE
C2.2	SITE PLAN - NW
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL - SE
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL - NW
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE - SE
L2.2	LANDSCAPE - NW

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601 CARLSON PARKWAY
SUITE 1050
MINNEAPOLIS, MN 55305
TEL (612)759-0877

MUNICIPALITY

City of RAMSEY

PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

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C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
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C2.1	SITE PLAN-SE
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C4.1	UTILITIES
C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

CONTACT ENG'VEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

BY/E.W.K. DATE 06.07.2011

CERTIFICATION

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CITY SUBMITTAL
JUNE 7, 2011

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From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C001FPG.DWG
PROJECT NO. FPG1001

CIVIL TITLE SHEET
C0.1

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EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY HARRY S. JOHNSON COMPANY, BLOOMINGTON, MINNESOTA, ON APRIL 22, 2011, EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

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C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL–NW
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C4.2	UTILITIES
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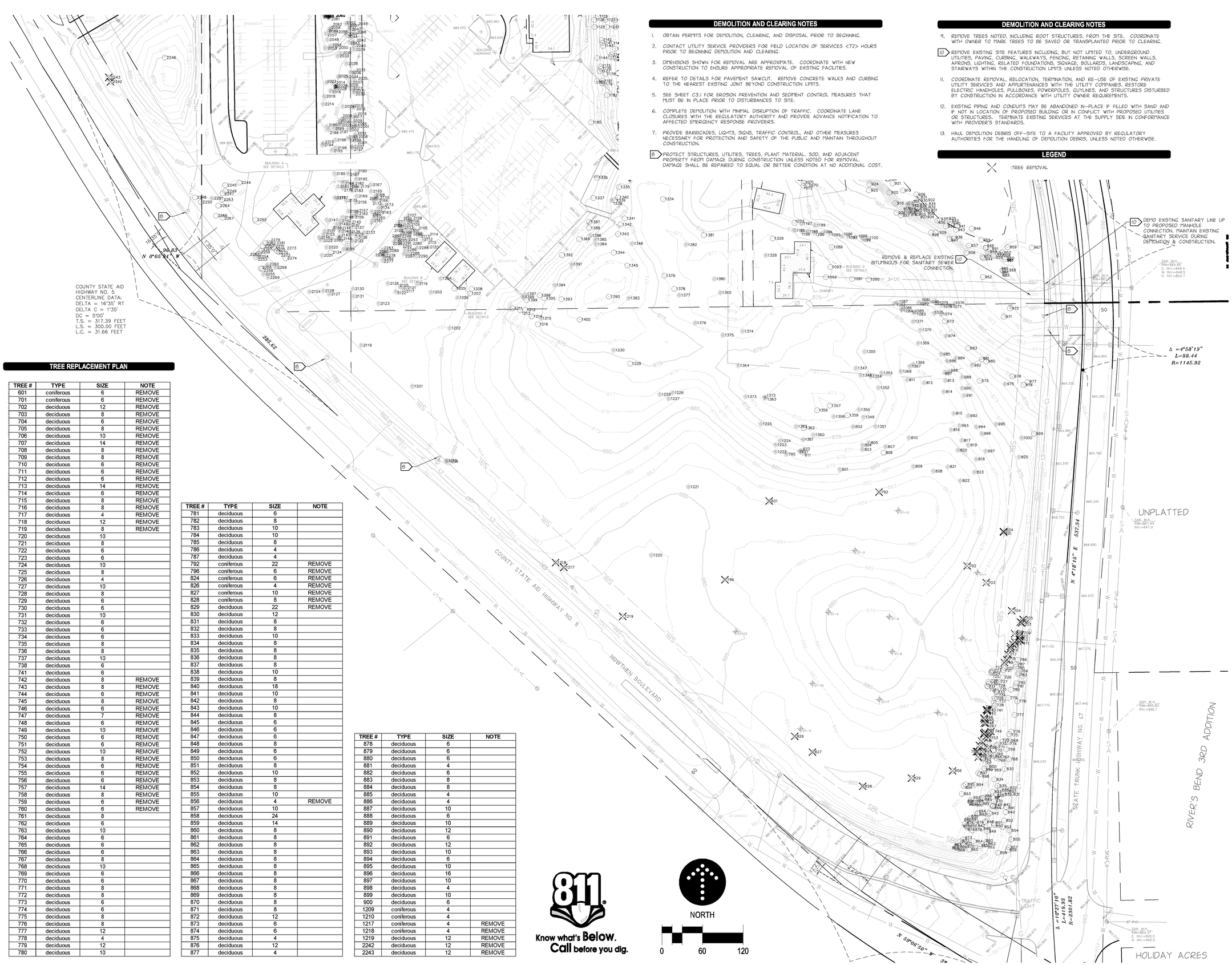
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C100FPG01.DWG
PROJECT NO.	FPG11001

OVERALL EXISTING CONDITIONS

C1.0

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DEMOLITION AND CLEARING NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES <72> HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
4. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
5. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
6. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
7. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.

B PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.

DEMOLITION AND CLEARING NOTES

9. REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.

10 REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.

11. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
12. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
13. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

LEGEND

:TREE REMOVAL

TREE REPLACEMENT PLAN

TREE #	TYPE	SIZE	NOTE
601	coniferous	6	REMOVE
701	coniferous	6	REMOVE
702	deciduous	12	REMOVE
703	deciduous	8	REMOVE
704	deciduous	6	REMOVE
705	deciduous	8	REMOVE
706	deciduous	10	REMOVE
707	deciduous	14	REMOVE
708	deciduous	8	REMOVE
709	deciduous	8	REMOVE
710	deciduous	6	REMOVE
711	deciduous	6	REMOVE
712	deciduous	6	REMOVE
713	deciduous	14	REMOVE
714	deciduous	6	REMOVE
715	deciduous	8	REMOVE
716	deciduous	8	REMOVE
717	deciduous	4	REMOVE
718	deciduous	12	REMOVE
719	deciduous	8	REMOVE
720	deciduous	10	
721	deciduous	8	
722	deciduous	6	
723	deciduous	6	
724	deciduous	10	
725	deciduous	8	
726	deciduous	4	
727	deciduous	10	
728	deciduous	8	
729	deciduous	6	
730	deciduous	6	
731	deciduous	10	
732	deciduous	6	
733	deciduous	6	
734	deciduous	6	
735	deciduous	8	
736	deciduous	8	
737	deciduous	10	
738	deciduous	6	
741	deciduous	6	
742	deciduous	8	REMOVE
743	deciduous	8	REMOVE
744	deciduous	6	REMOVE
745	deciduous	8	REMOVE
746	deciduous	6	REMOVE
747	deciduous	7	REMOVE
748	deciduous	6	REMOVE
749	deciduous	10	REMOVE
750	deciduous	6	REMOVE
751	deciduous	6	REMOVE
752	deciduous	10	REMOVE
753	deciduous	8	REMOVE
754	deciduous	6	REMOVE
755	deciduous	6	REMOVE
756	deciduous	6	REMOVE
757	deciduous	14	REMOVE
758	deciduous	8	REMOVE
759	deciduous	6	REMOVE
760	deciduous	6	REMOVE
761	deciduous	8	
762	deciduous	6	
763	deciduous	10	
764	deciduous	6	
765	deciduous	6	
766	deciduous	6	
767	deciduous	8	
768	deciduous	10	
769	deciduous	6	
770	deciduous	6	
771	deciduous	8	
772	deciduous	8	
773	deciduous	6	
774	deciduous	6	
775	deciduous	8	
776	deciduous	8	
777	deciduous	12	
778	deciduous	4	
779	deciduous	12	
780	deciduous	10	

TREE #	TYPE	SIZE	NOTE
781	deciduous	6	
782	deciduous	8	
783	deciduous	10	
784	deciduous	10	
785	deciduous	8	
786	deciduous	4	
787	deciduous	4	
792	coniferous	22	REMOVE
796	coniferous	6	REMOVE
824	coniferous	6	REMOVE
826	coniferous	4	REMOVE
827	coniferous	10	REMOVE
828	coniferous	8	REMOVE
829	deciduous	22	REMOVE
830	deciduous	12	
831	deciduous	8	
832	deciduous	8	
833	deciduous	10	
834	deciduous	8	
835	deciduous	8	
836	deciduous	8	
837	deciduous	8	
838	deciduous	10	
839	deciduous	8	
840	deciduous	18	
841	deciduous	10	
842	deciduous	8	
843	deciduous	10	
844	deciduous	8	
845	deciduous	6	
846	deciduous	6	
847	deciduous	6	
848	deciduous	8	
849	deciduous	6	
850	deciduous	6	
851	deciduous	8	
852	deciduous	10	
853	deciduous	8	
854	deciduous	8	
855	deciduous	10	
856	deciduous	4	REMOVE
857	deciduous	10	
858	deciduous	24	
859	deciduous	14	
860	deciduous	8	
861	deciduous	8	
862	deciduous	8	
863	deciduous	8	
864	deciduous	8	
865	deciduous	8	
866	deciduous	8	
867	deciduous	8	
868	deciduous	8	
869	deciduous	8	
870	deciduous	8	
871	deciduous	8	
872	deciduous	12	
873	deciduous	6	
874	deciduous	6	
875	deciduous	4	
876	deciduous	12	
877	deciduous	4	

TREE #	TYPE	SIZE	NOTE
878	deciduous	6	
879	deciduous	6	
880	deciduous	6	
881	deciduous	4	
882	deciduous	6	
883	deciduous	8	
884	deciduous	8	
885	deciduous	4	
886	deciduous	4	
887	deciduous	10	
888	deciduous	6	
889	deciduous	10	
890	deciduous	12	
891	deciduous	6	
892	deciduous	12	
893	deciduous	10	
894	deciduous	6	
895	deciduous	10	
896	deciduous	16	
897	deciduous	10	
898	deciduous	4	
899	deciduous	10	
900	deciduous	6	
1209	coniferous	4	
1210	coniferous	4	
1217	coniferous	4	REMOVE
1218	coniferous	4	REMOVE
1219	deciduous	12	REMOVE
2242	deciduous	12	REMOVE
2243	deciduous	12	REMOVE

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MUNICIPALITY

City of RAMSEY

PROJECT

STONEY RIVER ADDITION

RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
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C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN-SE
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C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

BY EWK DATE 06.07.2011

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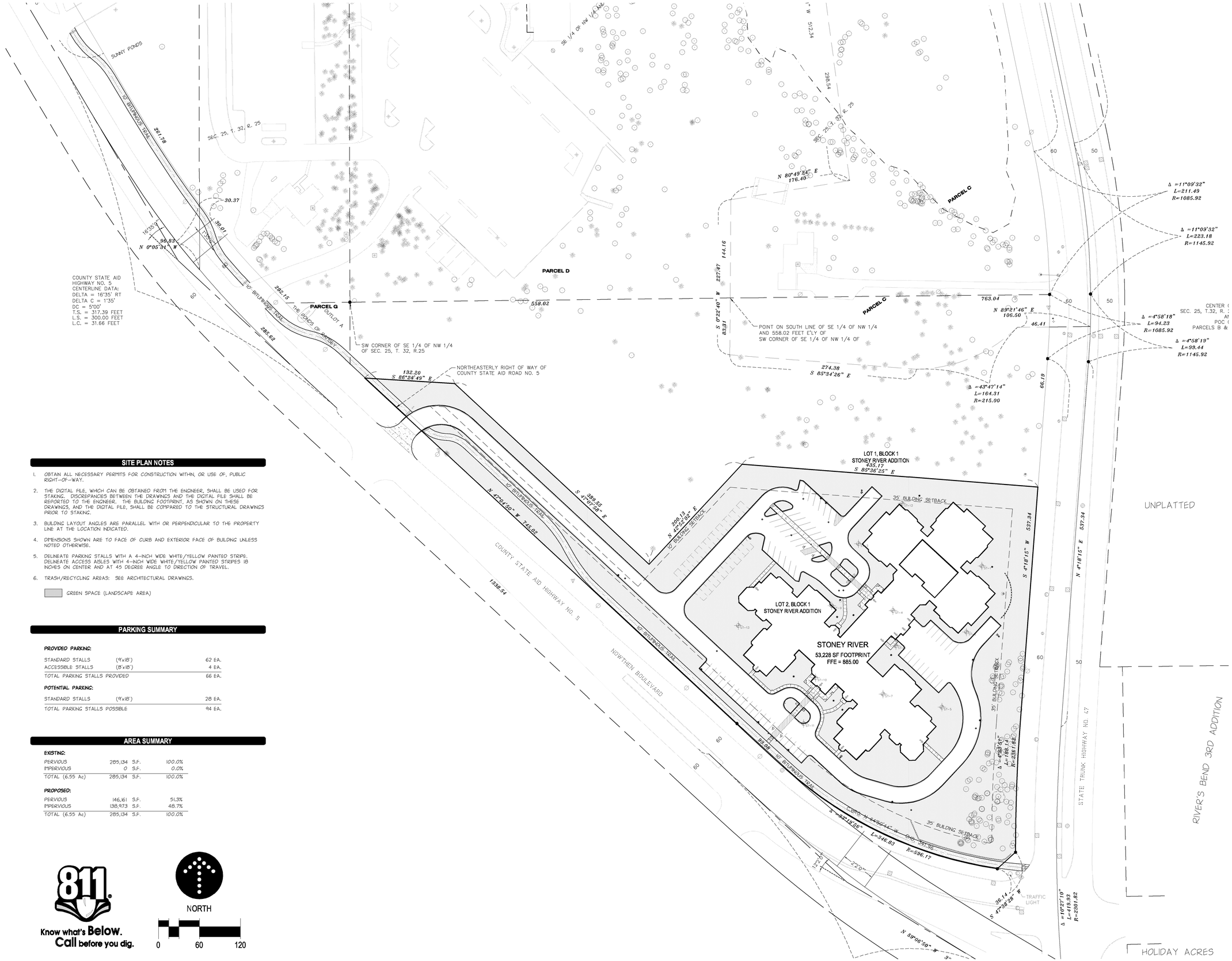
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DEMOLITION

C1.1

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3. BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
4. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE/YELLOW PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE/YELLOW PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
6. TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.

GREEN SPACE (LANDSCAPE AREA)

PARKING SUMMARY

PROVIDED PARKING:

STANDARD STALLS	(9'x18')	62 EA.
ACCESSIBLE STALLS	(8'x18')	4 EA.
TOTAL PARKING STALLS PROVIDED		66 EA.

POTENTIAL PARKING:

STANDARD STALLS	(9'x18')	28 EA.
TOTAL PARKING STALLS POSSIBLE		94 EA.

AREA SUMMARY

EXISTING:

PERVIOUS	285,134	S.F.	100.0%
IMPERVIOUS	0	S.F.	0.0%
TOTAL (6.55 Ac)	285,134	S.F.	100.0%

PROPOSED:

PERVIOUS	146,161	S.F.	51.3%
IMPERVIOUS	138,973	S.F.	48.7%
TOTAL (6.55 Ac)	285,134	S.F.	100.0%

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MUNICIPALITY

City of RAMSEY

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STONEY RIVER ADDITION
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BY EVK DATE 06.07.2011

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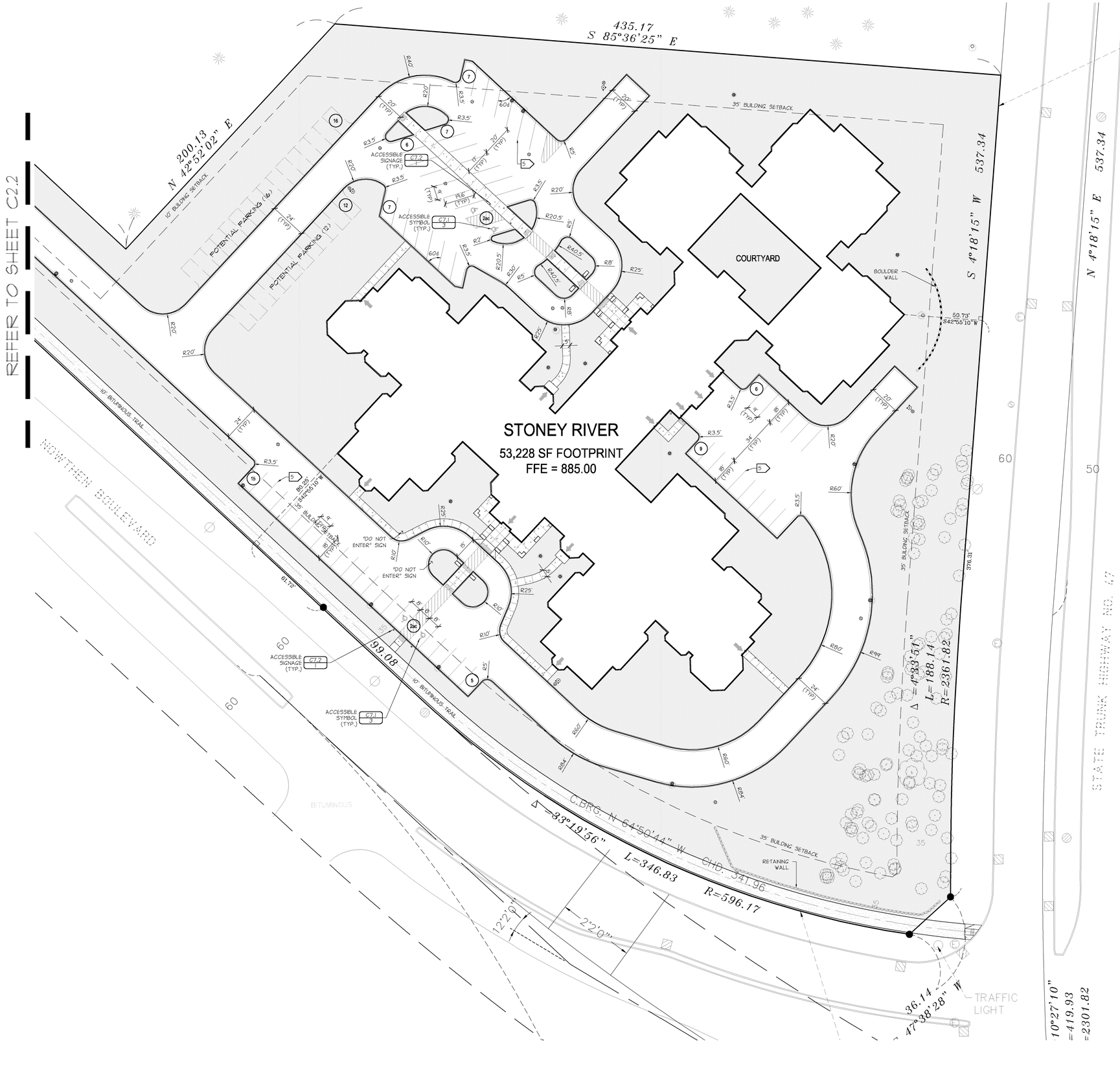
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FILE NAME C201FPG01.DWG

PROJECT NO. FPG11001

OVERALL SITE PLAN
C2.0

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3. BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
4. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE/YELLOW PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE/YELLOW PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
6. TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.

GREEN SPACE (LANDSCAPE AREA)

PARKING SUMMARY

PROVIDED PARKING:

STANDARD STALLS	(9'x18')	62 EA.
ACCESSIBLE STALLS	(8'x18')	4 EA.
TOTAL PARKING STALLS PROVIDED		66 EA.

POTENTIAL PARKING:

STANDARD STALLS	(9'x18')	28 EA.
TOTAL PARKING STALLS POSSIBLE		94 EA.

AREA SUMMARY

EXISTING:

PERVIOUS	285,134	S.F.	100.0%
IMPERVIOUS	0	S.F.	0.0%
TOTAL (6.55 Ac)	285,134	S.F.	100.0%

PROPOSED:

PERVIOUS	146,161	S.F.	51.3%
IMPERVIOUS	138,973	S.F.	48.7%
TOTAL (6.55 Ac)	285,134	S.F.	100.0%

Know what's Below. Call before you dig.

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DEVELOPER

FIRST PHOENIX GROUP, LLC
601 CARLSON PARKWAY
SUITE 1050
MINNEAPOLIS, MN 55305
TEL (612)709-0877

MUNICIPALITY

City of RAMSEY

PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DEMOLITION
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN-SE
C2.2	SITE PLAN-NW
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-NW
C4.1	UTILITIES
C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVBY
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

BY EWK DATE 06.07.2011

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET WAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CITY SUBMITTAL
JUNE 7, 2011

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Suite 513
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Fax: 612-252-9077
Web: landform.net

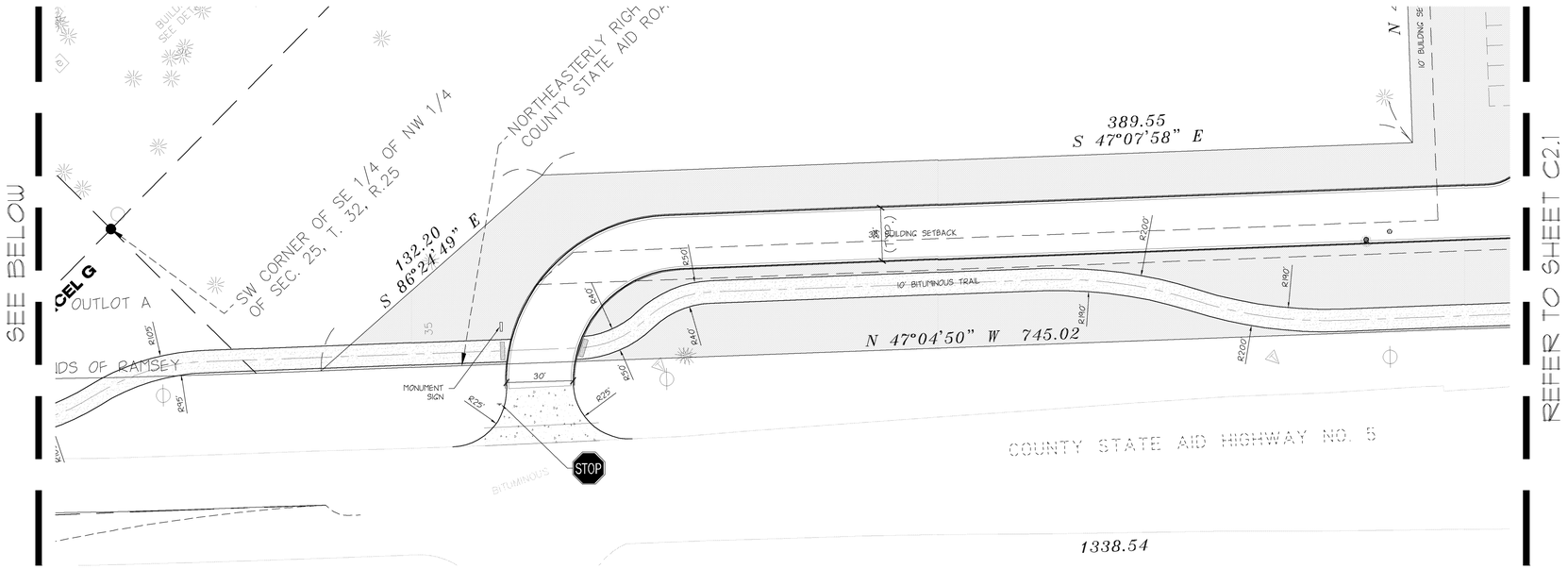
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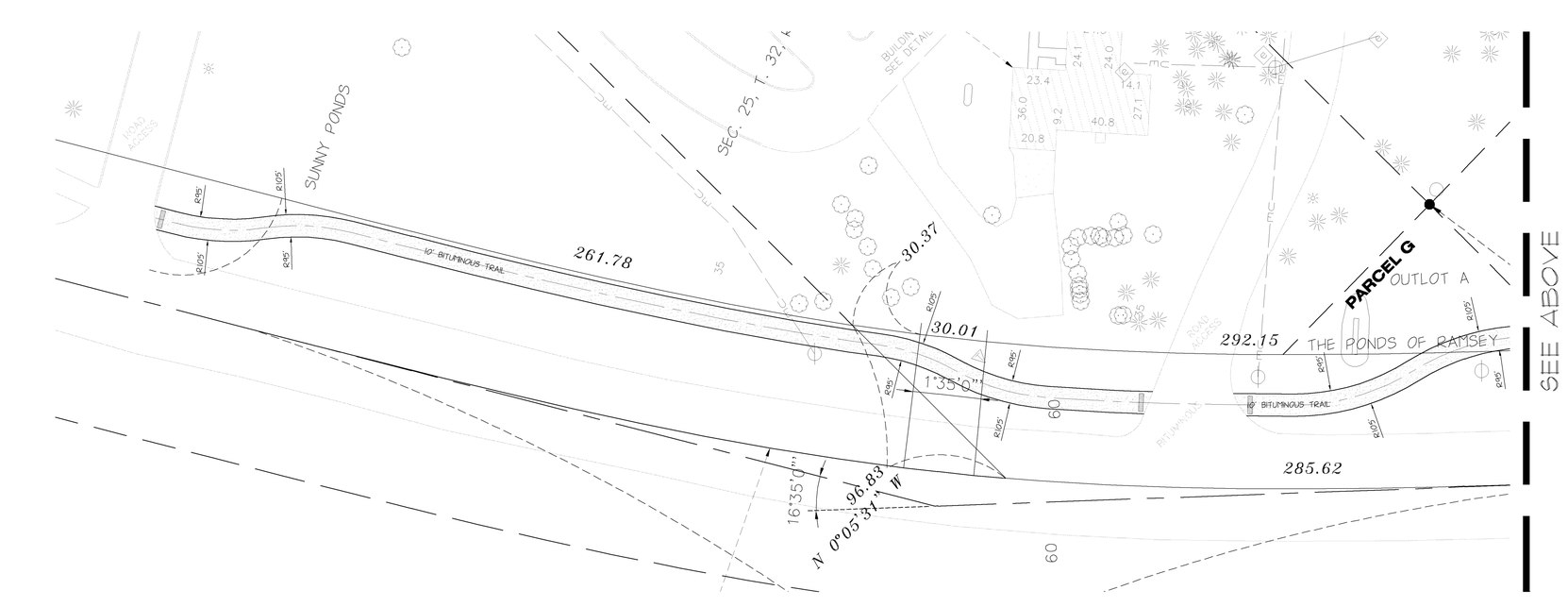
PROJECT NO. FPG11001

SITE PLAN - SE

C2.1

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SITE PLAN NOTES

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GREEN SPACE (LANDSCAPE AREA)

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FIRST PHOENIX GROUP, LLC
601 CARLSON PARKWAY
SUITE 1050
MINNEAPOLIS, MN 55305
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MUNICIPALITY

City of RAMSEY

PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

SHEET INDEX

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C7.2	CIVIL CONSTRUCTION DETAILS
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L2.2	LANDSCAPE

REVISION HISTORY

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DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

BY E.W. DATE 06.07.2011

CERTIFICATION

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105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

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SITE PLAN - NW

C2.2

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GRADING NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
2. REFER TO THE GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC, DATED 03/04/10, FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
3. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
4. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
5. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR HOLD DOWN INFORMATION FOR ROUGH GRADE BUILDING OF PAD.
6. REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
7. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
8. PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
9. COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.

PAVING NOTES

10. SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
11. MEET AND MATCH EXISTING CURB. PROVIDE 10 FOOT TRANSITION IF NECESSARY.

12 PAVING SECTIONS (REFER TO GEOTECHNICAL REPORT)

a. BITUMINOUS PAVING (LIGHT DUTY)
   1.5-INCH WEAR
   TACK COAT
   1.5-INCH BASE
   6-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
   COMPACTED SUBSOIL

b. BITUMINOUS PAVING (HEAVY DUTY)
   2-INCH WEAR
   TACK COAT
   2-INCH BASE
   8-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
   COMPACTED SUBSOIL

c. CONCRETE WALKWAYS
   4-INCH CONCRETE WALK W/6X6 INCH, #10 WWM
   4-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
   COMPACTED SUBSOIL

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   8-INCH CONCRETE W/#4 REBAR AT 16 INCHES OC
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   COMPACTED SUBSOIL

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

13. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
14. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
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18. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
TYPE 50 @ 40 LB/AC	
TYPE 110A @ 60 LB/AC	
MULCH (TYPE 1, DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575

19. SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
20. SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

NPDES AREA SUMMARY

	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	6.55 ACRES	3.36 ACRES	3.36 ACRES
IMPERVIOUS	0 ACRES	3.19 ACRES	3.19 ACRES
TOTAL	6.55 ACRES	6.55 ACRES	6.55 ACRES

LEGEND

- : CONSTRUCTION LIMITS WITHIN PROPERTY LINE UNLESS NOTED OTHERWISE.
- TW XXX.XX / BW XXX.XX : TOP OF WALL / BOTTOM OF WALL
- : SILT FENCE
- : PAVEMENT SAWCUT
- : INLET PROTECTION (REFER TO SHEET C7.1, DETAIL #3)

DEVELOPER

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SUITE 1050
MINNEAPOLIS, MN 55305
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MUNICIPALITY

City of RAMSEY

PROJECT

STONEY RIVER ADDITION

RAMSEY, MN

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L2.2	LANDSCAPE

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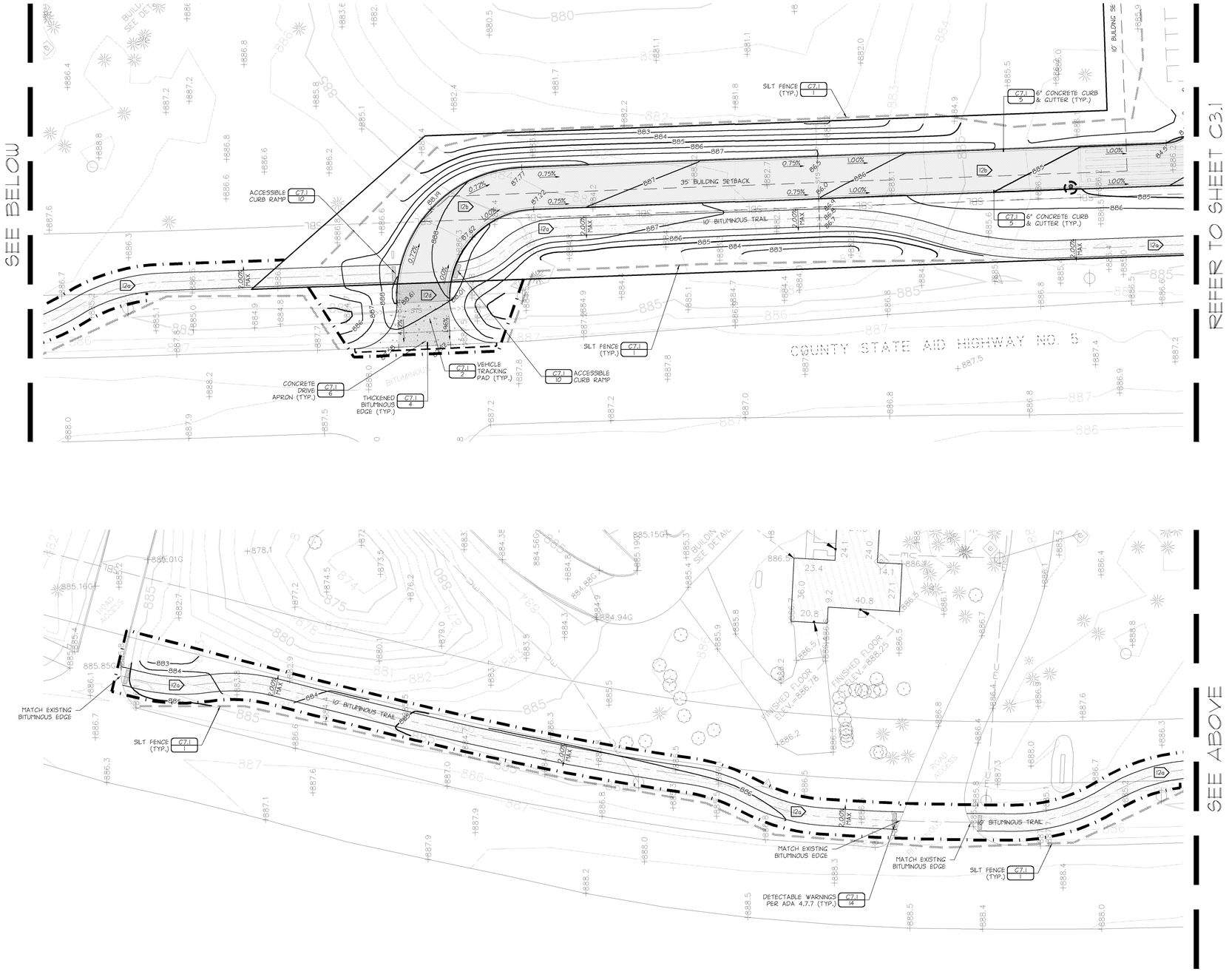
FILE NAME C301FPG01.DWG
PROJECT NO. FPG11001

GRADING, DRAINAGE, PAVING, & EROSION CONTROL - SE
C3.1

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   1.5-INCH BASE
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City of RAMSEY

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DATE	REVISION	REVIEW
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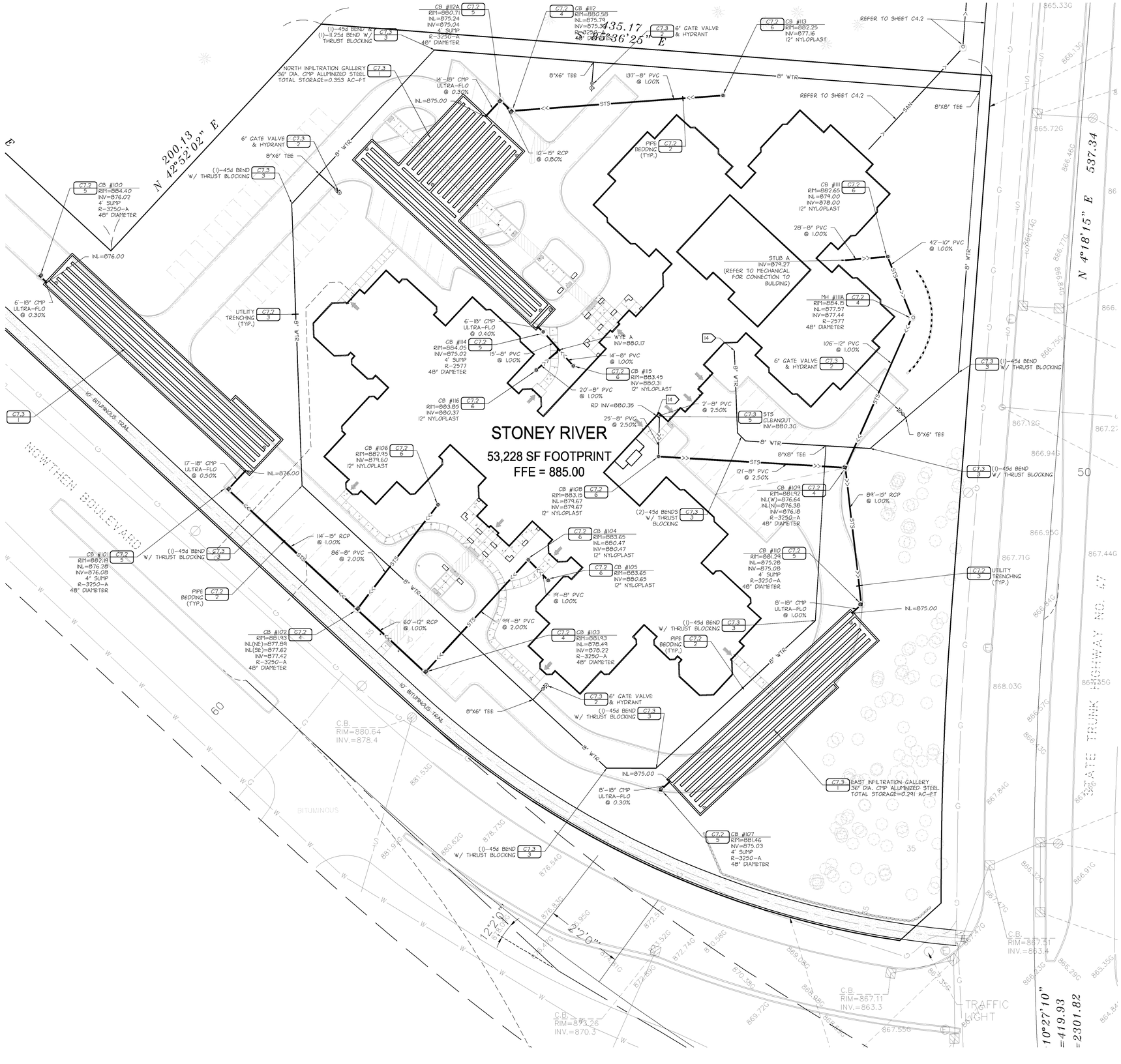
CITY SUBMITTAL
JUNE 7, 2011

LANDFORM
From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C302FPG01.DWG
PROJECT NO. FPG11001

GRADING, DRAINAGE, PAVING, & EROSION CONTROL - NW
C3.2

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UTILITY NOTES

1. PIPE MATERIALS
   - WATERMAIN — DIP CLASS 52
   - SANITARY SEWER — PVC SDR 35
   - STORM SEWER — PVC SCHEDULE 40; RCP CLASS 5; CMP ALUMINIZED STEEL TYPE 2; CMP ULTRA-FLO
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
3. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
4. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
7. INSTALL TRACER WIRE WITH UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
8. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
9. CONTACT CITY OF RAMSEY FOR CONNECTION INSPECTIONS.
10. MAINTAIN 7.5 FEET OF COVER ON WATER.
11. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
12. CONTACT CITY OF RAMSEY BUILDING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
13. PROVIDE 4-INCH RIGID FOAM INSULATION ON SANITARY SEWER LESS THAN 6 FEET DEEP.
14. BRING WATER AND SEWER SERVICES INTO BUILDING PER MECHANICAL DRAWINGS. JOIN AND ROUTE BUILDING STORM DRAINS AND CONNECT TO STORM SEWER MANHOLE.
15. CONNECT TO DOWNSPOUT WITH TRANSITION TO 6-INCH PVC AND ROUTE TO STORM SEWER.
16. INSTALL IRRIGATION SLEEVES FURNISHED BY IRRIGATION CONTRACTOR.
17. THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY XCEL ENERGY. THE TRANSFORMER PAD DESIGN IS PROVIDED BY THE UTILITY AND CONSTRUCTION IS BY THE CONTRACTOR. CONTACT UTILITY FOR PAD DETAIL. THE SECONDARY ELECTRIC AND CONDUITS SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
18. SEE ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
19. XCEL ENERGY WILL FURNISH AND INSTALL GAS SERVICE PIPING FROM THE MAINLINE TO THE METER. GAS SERVICE FROM THE METER SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR.
20. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF SERVICE CONNECTIONS AND CONTINUATION OF SERVICES WITHIN BUILDING.
21. PROVIDE ONE 4-INCH PVC CONDUIT WITH PULL-STRING FROM EXISTING TELEPHONE SERVICE TO BUILDING.
22. PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.

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601 CARLSON PARKWAY
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MINNEAPOLIS, MN 55305
TEL (612)759-0877

MUNICIPALITY

City of RAMSEY

PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DEMOLITION
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN-SE
C2.2	SITE PLAN-NW
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-NW
C4.1	UTILITIES
C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY
CONTACT ENG-TEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW
BY EWK DATE 06.07.2011

CERTIFICATION

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From Site to Finish

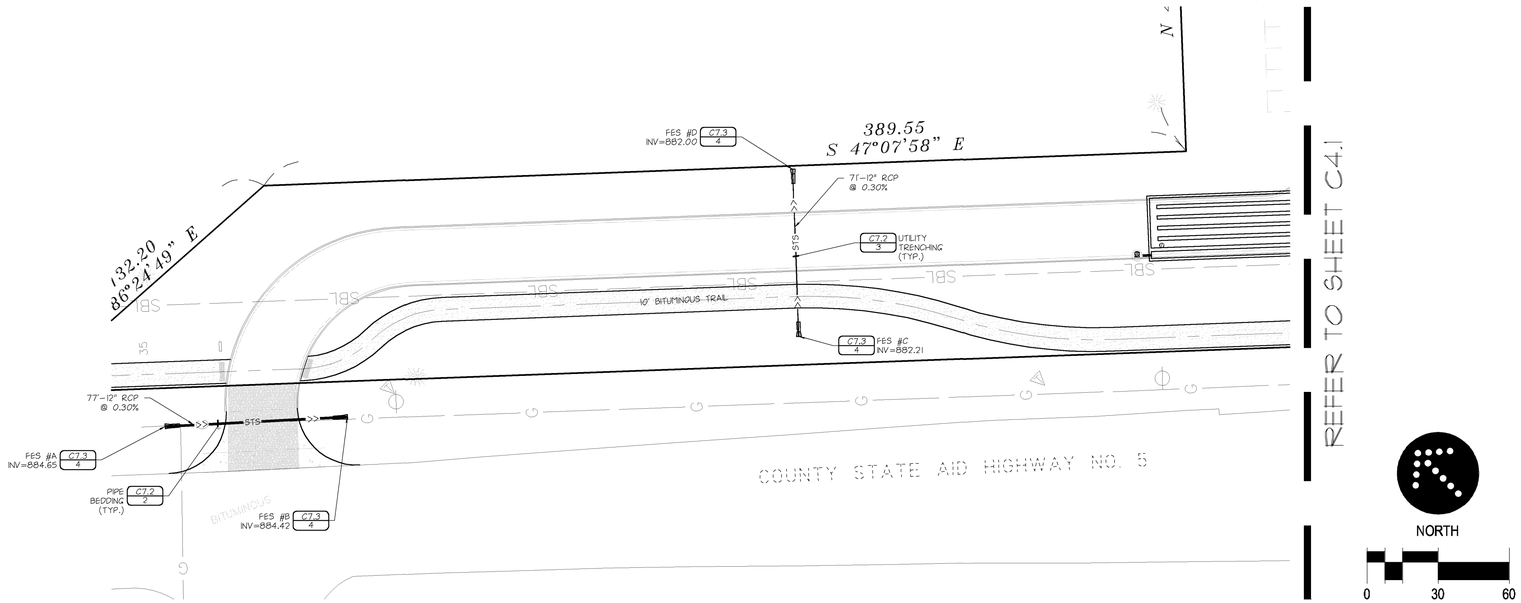
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

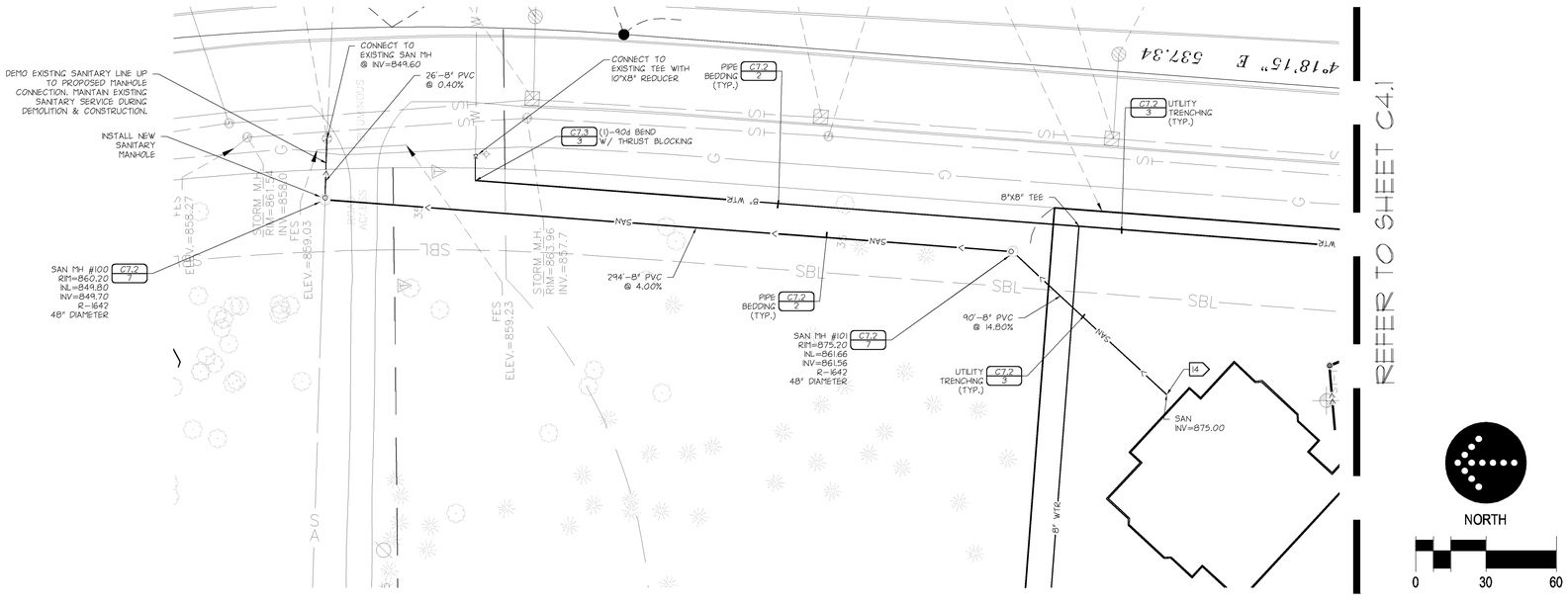
FILE NAME C401FPG01.DWG
PROJECT NO. FPG11001

UTILITIES

C4.1

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UTILITY NOTES

1. PIPE MATERIALS
   WATERMAIN — DIP CLASS 53
   SANITARY SEWER — PVC SDR 35
   STORM SEWER — RCP CLASS 5
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
3. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
4. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
7. INSTALL TRACER WIRE WITH UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
8. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
9. CONTACT CITY OF RAMSEY FOR WET TAP INSPECTION.
10. MAINTAIN 7.5 FEET OF COVER ON WATER.
11. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
12. CONTACT CITY OF RAMSEY BUILDING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
13. PROVIDE 4-INCH RIGID FOAM INSULATION ON SANITARY SEWER LESS THAN 6 FEET DEEP.
14. BRING WATER AND SEWER SERVICES INTO BUILDING PER MECHANICAL DRAWINGS. JOIN AND ROUTE BUILDING STORM DRAINS AND CONNECT TO STORM SEWER MANHOLE.
15. CONNECT TO DOWNSPOUT WITH TRANSITION TO 6-INCH PVC AND ROUTE TO STORM SEWER.
16. INSTALL IRRIGATION SLEEVES FURNISHED BY IRRIGATION CONTRACTOR.
17. THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY XCEL ENERGY. THE TRANSFORMER PAD DESIGN IS PROVIDED BY THE UTILITY AND CONSTRUCTION IS BY THE CONTRACTOR. CONTACT UTILITY FOR PAD DETAIL. THE SECONDARY ELECTRIC AND CONDUITS SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
18. SEE ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
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C1.0	OVERALL EXISTING CONDITIONS
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C2.1	SITE PLAN-SE
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C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE
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C4.1	UTILITIES
C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
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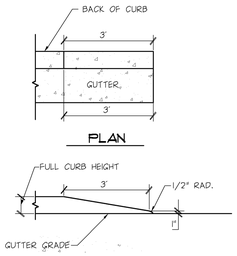
FILE NAME C402FPG01.DWG

PROJECT NO. FPG11001

UTILTIES

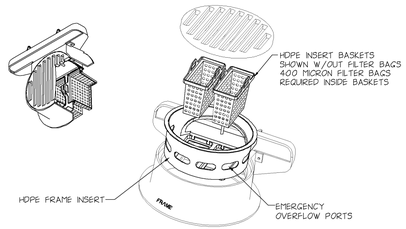
C4.2

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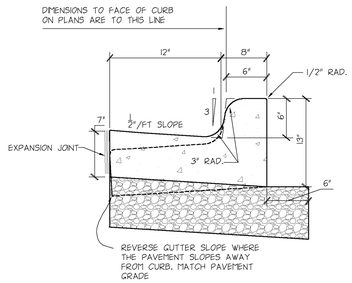
11 **NOSE DOWN CURB**

NO SCALE



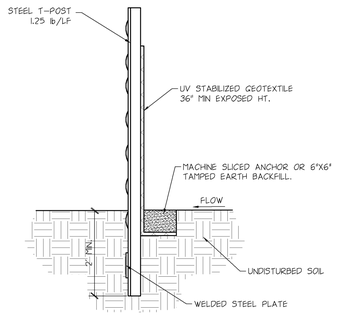
8 **INLET PROTECTION**

NO SCALE



5 **B612 CONCRETE CURB AND GUTTER**

NO SCALE

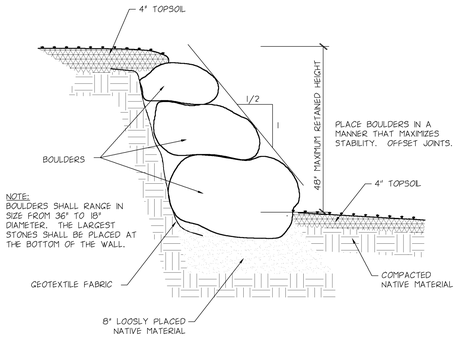


INSTALL ON CONTOUR AT CONSTANT ELEVATION.

VERIFY LOCAL REQUIREMENTS FOR:
- GEOTEXTILE TYPE
- METHOD OF ATTACHMENT
- ANCHORING
- POST SPACING
- BACKING FOR HEAVY DUTY APPLICATIONS

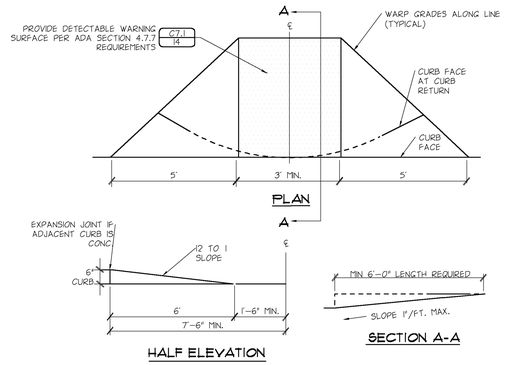
1 **SILT FENCE**

NO SCALE



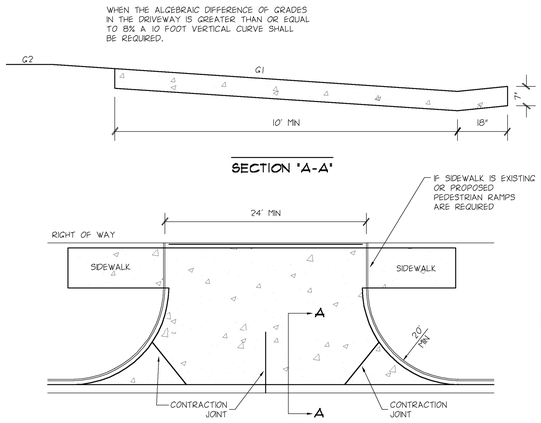
12 **BOULDER RETAINING WALL**

NO SCALE



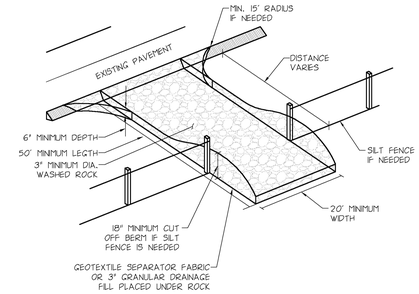
9 **ACCESSIBLE CURB RAMP**

NO SCALE



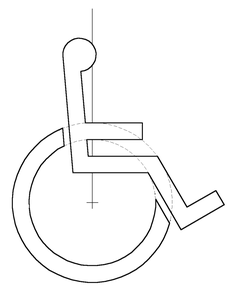
6 **CONCRETE DRIVE APRON**

NO SCALE



2 **VEHICLE TRACKING PAD**

NO SCALE



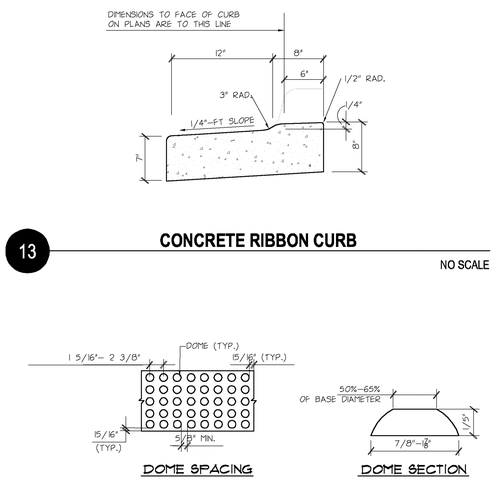
PROVIDE WHITE PAINTED SYMBOL AT EACH ACCESSIBLE STALL. CENTER IN STALL EACH WAY.

PROPORTIONAL LAYOUT SHALL CONFORM TO 28 CFR PART 36, APPENDIX A, 4.30.7 FIG. 43(a).

LINE WIDTH SHALL BE NOMINALLY 1/15 OF OVERALL HEIGHT

3 **INTERNATIONAL SYMBOL OF ACCESSIBILITY**

NO SCALE



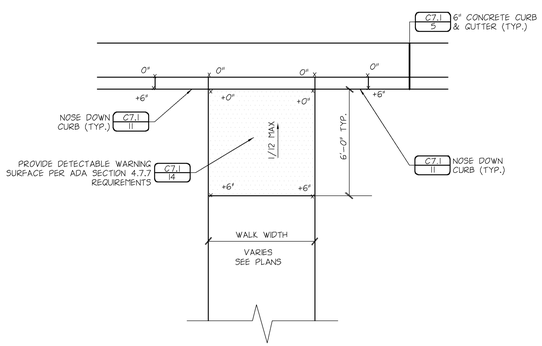
13 **CONCRETE RIBBON CURB**

NO SCALE

1. PLACE THE DETECTABLE WARNINGS (TRUNCATED DOMES) 2" BEHIND THE BACK OF CURB. WHEN THE DETECTABLE WARNING SYSTEM IS A PRECAST MATERIAL, THE CURB SHALL BE HAND FORMED TO FILL THE CAP.
2. RAMP TO HAVE DETECTABLE WARNING SURFACE PER AMERICAN DISABILITIES ACT 4.29.2 ADA PEDESTRIAN RAMPS SHALL BE CAST IRON.

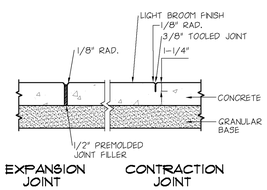
14 **DETECTABLE WARNINGS ADA 4.7.7**

NO SCALE



10 **ACCESSIBLE CURB RAMP**

NO SCALE

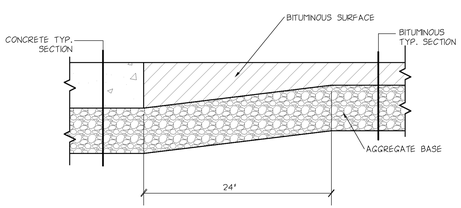


CONTRACTION JOINT:
1. SPACING SHALL MATCH WALK WIDTH UNLESS SHOWN OTHERWISE.
2. JOINTS ADJACENT TO CURB SHALL MATCH CURB JOINT SPACING.

EXPANSION JOINT:
1. WHERE WALK BUTTS ANY CONFINING, FIXED OR EMBEDDED OBJECT SUCH AS WALLS, STOOPS, MANHOLES, ETC.
2. 40' ON CENTER MAXIMUM.

7 **CONCRETE SIDEWALK AND SIDEWALK JOINTING**

NO SCALE



4 **THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE**

NO SCALE

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601 CARLSON PARKWAY
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C0.1	CIVIL TITLE SHEET
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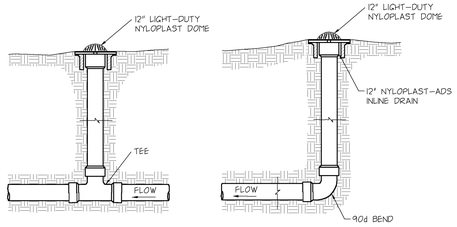
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C701FPG01.DWG

PROJECT NO. FPG11001

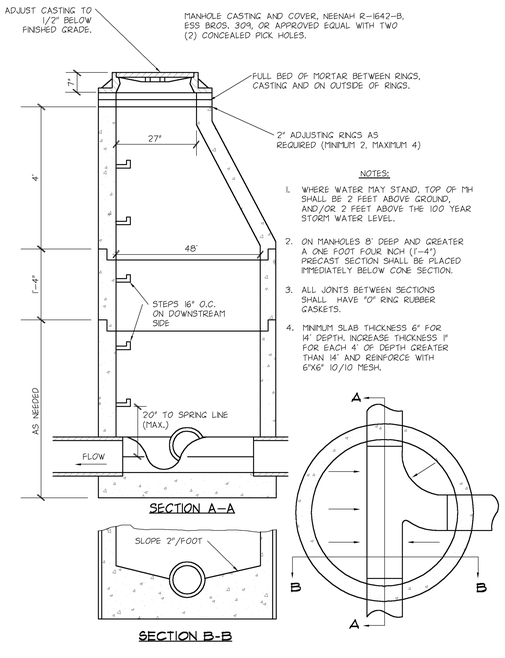
CIVIL CONSTRUCTION DETAILS
C7.1

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6 NYLOPLAST CATCH BASIN

NO SCALE

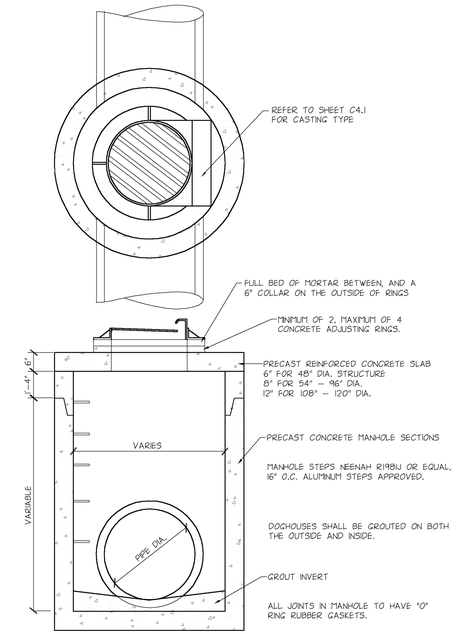


NOTES:

1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
3. ALL JOINTS BETWEEN SECTIONS SHALL HAVE "O" RING RUBBER GASKETS.
4. MINIMUM SLAB THICKNESS 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"X6" 10/10 MESH.

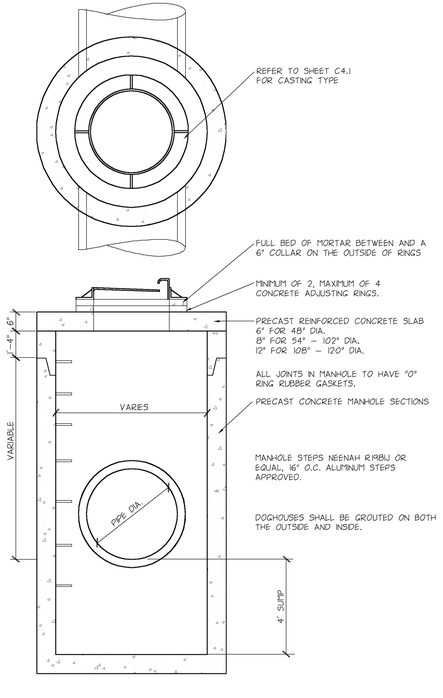
7 SANITARY SEWER MANHOLE

NO SCALE



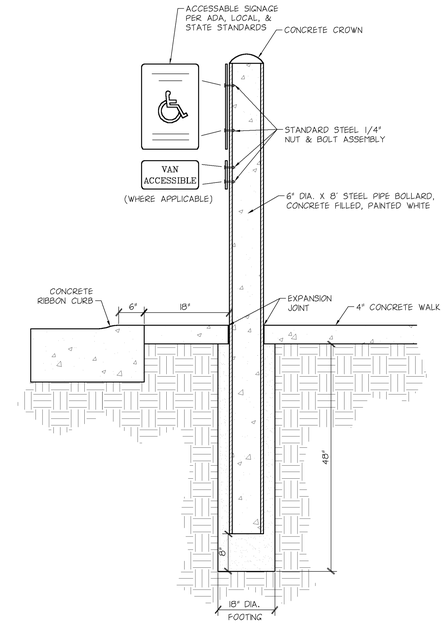
4 STORM SEWER CATCH BASIN MANHOLE

NO SCALE



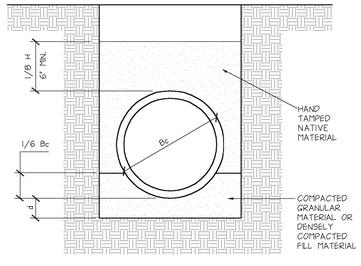
5 SUMP STORM SEWER MANHOLE

NO SCALE



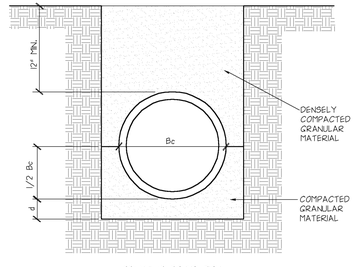
1 PIPE BOLLARD/ACCESSIBLE SIGN

NO SCALE



GRANULAR FOUNDATION
CLASS C (DIP & RCP)

CLASS C BEDDING THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL, OR DENSELY COMPACTED FILL MATERIAL UP TO A HEIGHT EQUAL TO ONE-SIXTH THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE BEDDING MATERIAL BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE REMAINING SIDEFILL AND BACKFILL MATERIAL IS COMPACTED NATIVE SOILS.

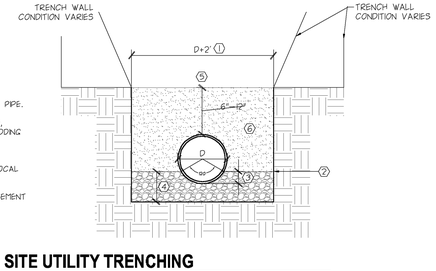


GRANULAR FOUNDATION
CLASS B (PVC & HDPE PIPE)

CLASS B BEDDING THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL PLACED UP TO A HEIGHT EQUAL TO ONE-HALF THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE GRANULAR BEDDING BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" DIAMETER AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE INITIAL FILL MATERIAL SHALL BE DENSELY COMPACTED GRANULAR UP TO A HEIGHT OF 12" OVER THE TOP OF THE PIPE.

2 PIPE BEDDING

NO SCALE



(1) 2' FOR PIPE 4" OR LESS.
(2) MACHINE EXCAVATION LIMIT FOR RIGID PIPE.
(3) HAND SHAPE BOTTOM FOR SUPPORT OF RIGID PIPE.
(4) MACHINE EXCAVATION LIMIT FOR FLEXIBLE PIPE, GRANULAR FOUNDATION (IF REQUIRED), OR BEDDING REQUIRED FOR LOCAL CONDITIONS. DEPTH VARIES.
(5) PROVIDE LOCATING/MARKING TAPE MEETING LOCAL REQUIREMENTS
(6) SEE SPECIFICATIONS FOR BEDDING AND ENCASEMENT

3 SITE UTILITY TRENCHING

NO SCALE

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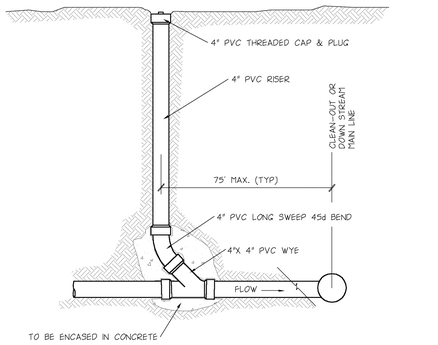
CITY SUBMITTAL
JUNE 7, 2011

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Minneapolis, MN 55401 Web: landform.net

FILE NAME C702FPG01.DWG
PROJECT NO. FPG11001

CIVIL CONSTRUCTION DETAILS
C7.2

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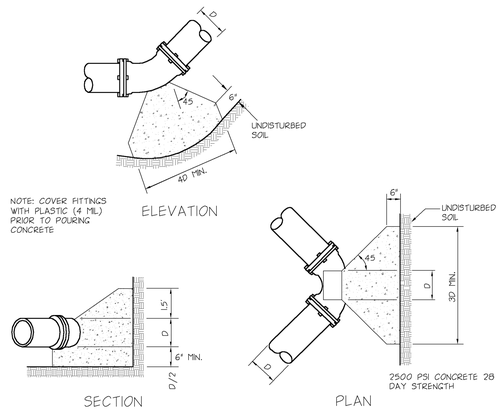


–NOTES–
RISER PIPE SHALL BE EXTENDED ABOVE GROUND LEVEL INTIALLY & THEN IT MAY BE CUT BACK TO MATCH FINAL GRADE (BY OTHERS)

POSITION CLEAN–OUTS UPSTREAM OF BENDS, WHEN FEASIBLE.

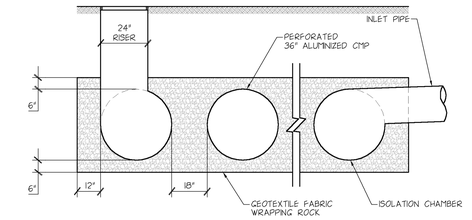
5 CLEAN-OUT STRUCTURE

NO SCALE



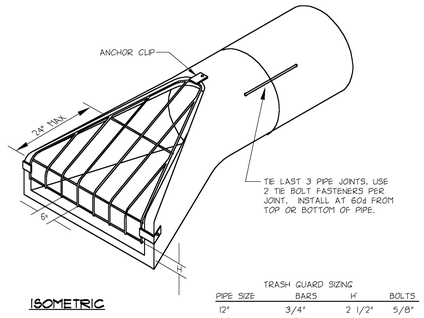
3 CONCRETE THRUST BLOCKING

NO SCALE



1 CMP INFILTRATION GALLERY

NO SCALE



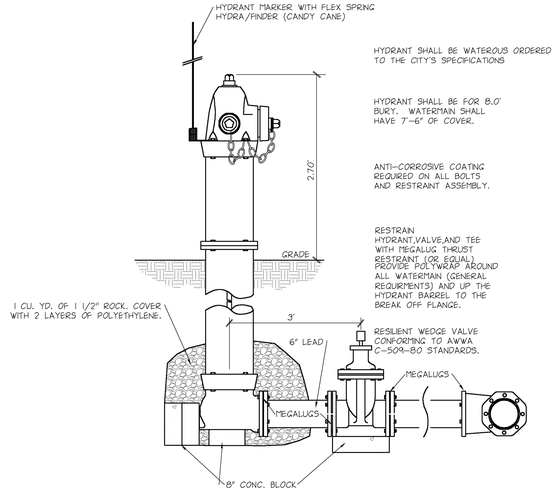
PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

TRASH GUARD SIZING

PIPE SIZE	BARS	H'	BOLTS
12"	3/4"	2 1/2"	5/8"
15"	3/4"	3"	5/8"
18"	3/4"	4"	5/8"
21"-24"	1"	4"	3/4"
27"-36"	1"	5"	3/4"
42"	1"	6"	3/4"
48"-54"	1 1/4"	6"	1"
60"-72"	1 1/4"	7"	1"
78"-90"	1 1/4"	8"	1"

4 FLARED END SECTION AND TRASH GUARD

NO SCALE



2 VALVE AND HYDRANT INSTALLATION

NO SCALE

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SUITE 1050
MINNEAPOLIS, MN 55305
TEL (612)799-0877

MUNICIPALITY

City of RAMSEY

PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DEMOLITION
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN-SE
C2.2	SITE PLAN-NW
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-NW
C4.1	UTILITIES
C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
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C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

BY E.W. DATE 06.07.2011

CERTIFICATION

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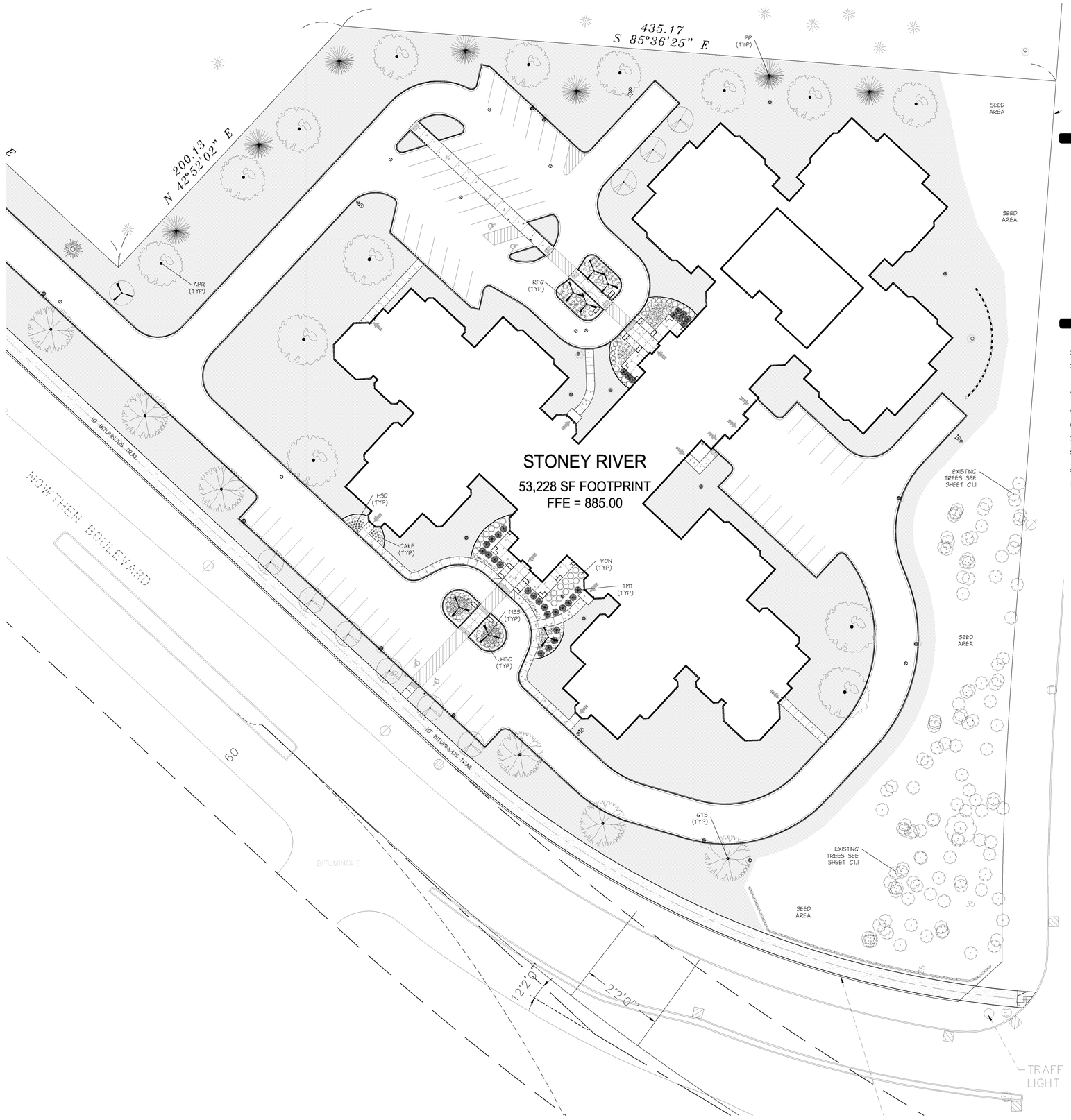
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CIVIL CONSTRUCTION DETAILS
C7.3

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REFER TO SHEET L2.2

LANDSCAPE NOTES

NAME	KEY	COUNT	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
CONIFEROUS SHRUBS	JHBC	46	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	12'H x 6'W	24" SP.	POT
CONIFEROUS SHRUBS	TMT	31	TAUNTON SPREADING YEW	TAXUS X MEDIA 'TAUNTONI'	4'H x 6'W	6' HT.	POT
CONIFEROUS TREES	PP	7	PONDEROSA PINE	PINUS PONDEROSA	60'H x 40'W	6' HT.	B&B
CONIFEROUS TREES	PPI	5	BLACK SPRUCE	PICEA MARIANA	70'H x 30'W	6' HT.	B&B
DECIDUOUS SHRUBS	VON	27	DWARF EUROPEAN CRANBERRYBUSH	VIBURNUM OPULUS 'NANUM'	5'H x 5'W	2.0" CAL.	B&B
DECIDUOUS TREES	MP	9	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'	20'H x 20'W	2.0" CAL.	B&B
DECIDUOUS TREES	MSS	10	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	20'H x 15'W	2.5" CAL.	B&B
DECIDUOUS TREES	AFJ	5	AUTUMN BLAZE MAPLE	ACER x FREEMANI 'JEFFERSRED'	50'H x 40'W	2.5" CAL.	B&B
DECIDUOUS TREES	APR	9	ROYAL RED MAPLE	ACER PLATANOIDES 'ROYAL RED'	30'H x 35'W	2.5" CAL.	B&B
DECIDUOUS TREES	GTS	9	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	50'H x 35'W	2.5" CAL.	B&B
GRASSES	CAKF	51	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA CARL FORESTER'	5'H x 2'W	1 GAL	POT
PERENNIALS	RFG	160	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUT	30"H x 22"W	1 GAL	POT
PERENNIALS	HSD	36	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	8" x 15"W	1 GAL	POT

SOD

LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
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3. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
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TEL (612)759-0877

MUNICIPALITY

City of RAMSEY

PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

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BY EJK DATE 06.07.2011

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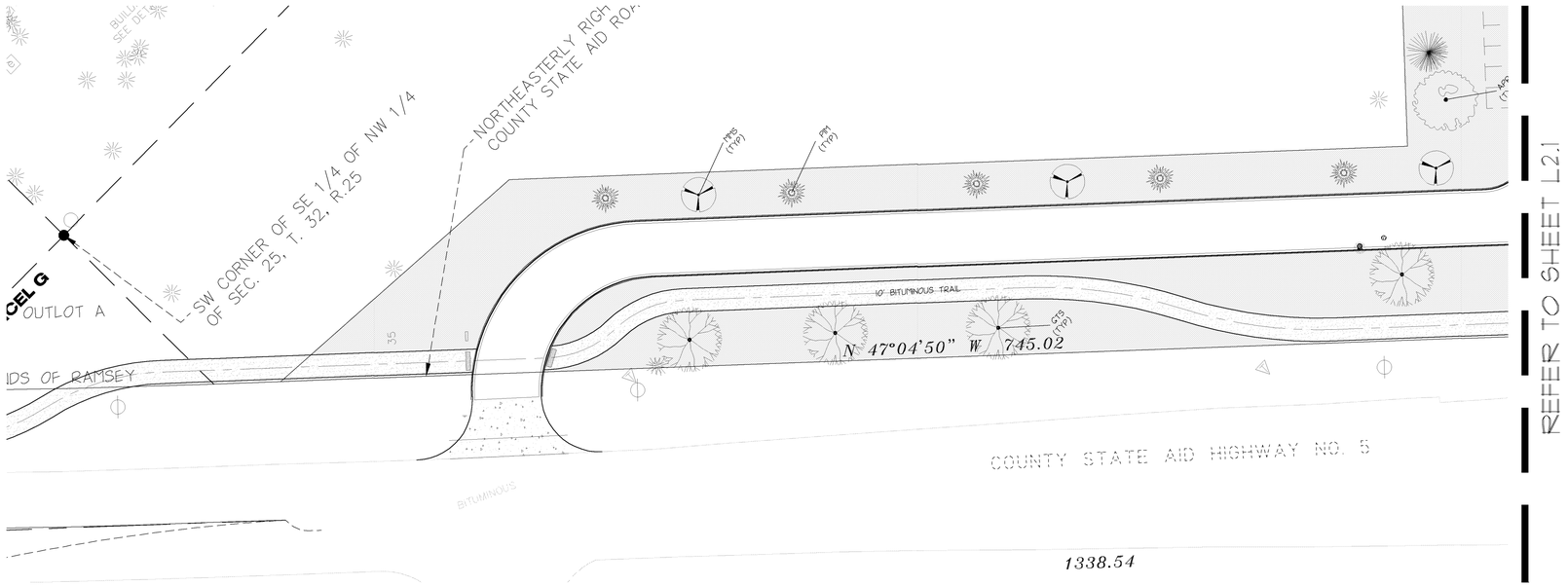
FILE NAME L201FPG01.DWG

PROJECT NO. FPG11001

LANDSCAPE - SE

L2.1

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SOD

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MUNICIPALITY

City of RAMSEY

PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

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FILE NAME L202FPG01.DWG

PROJECT NO. FPG11001

LANDSCAPE - NW

L2.2

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SOUTH ELEVATION

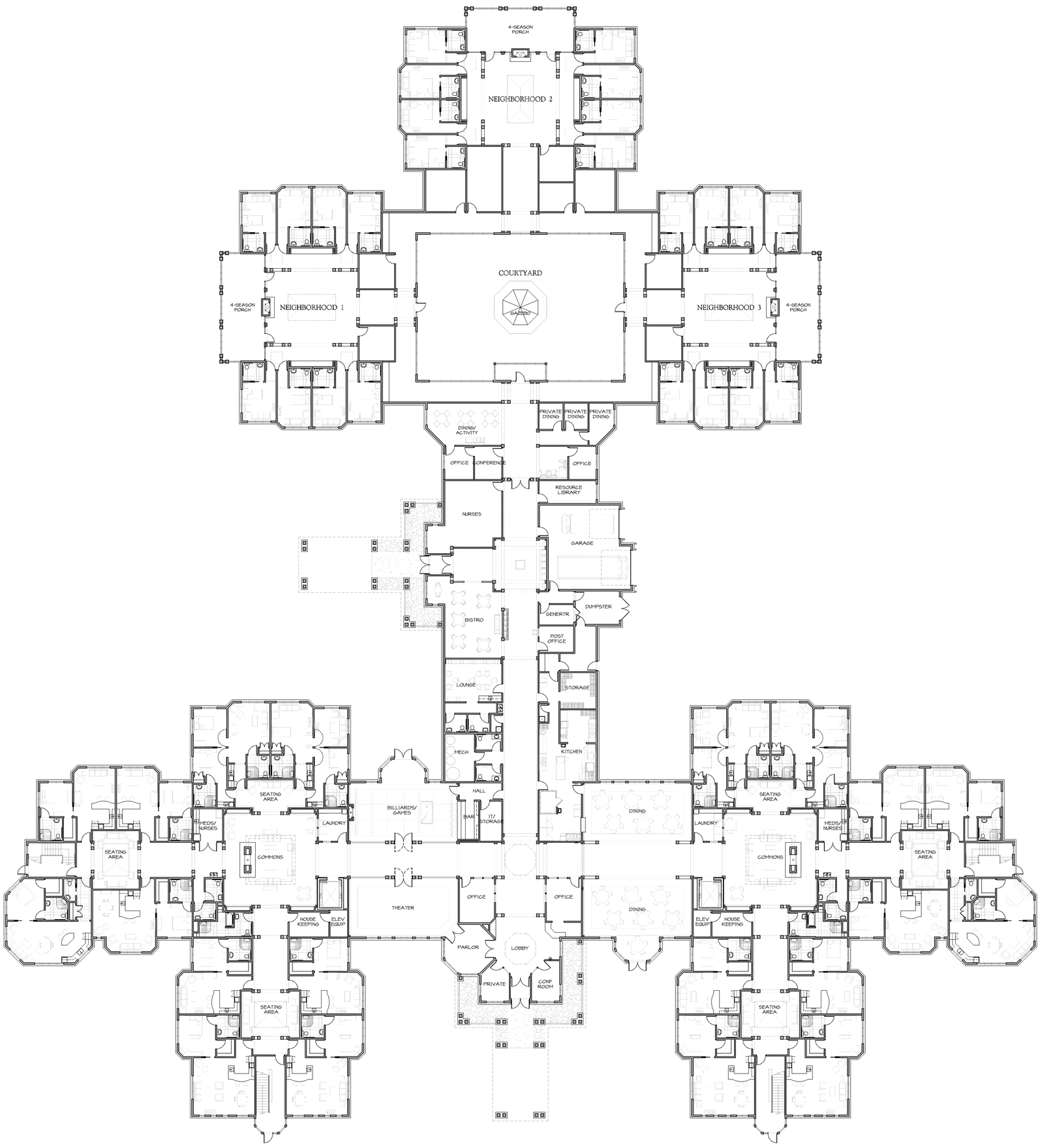
FIRST PHOENIX - MN, LLC

STONEY RIVER ASSISTED LIVING
Ramsey, Minnesota

Mudrovich architects

MAY 23, 2011

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PROPOSED MAIN FLOOR PLAN
1/16" = 1'-0"

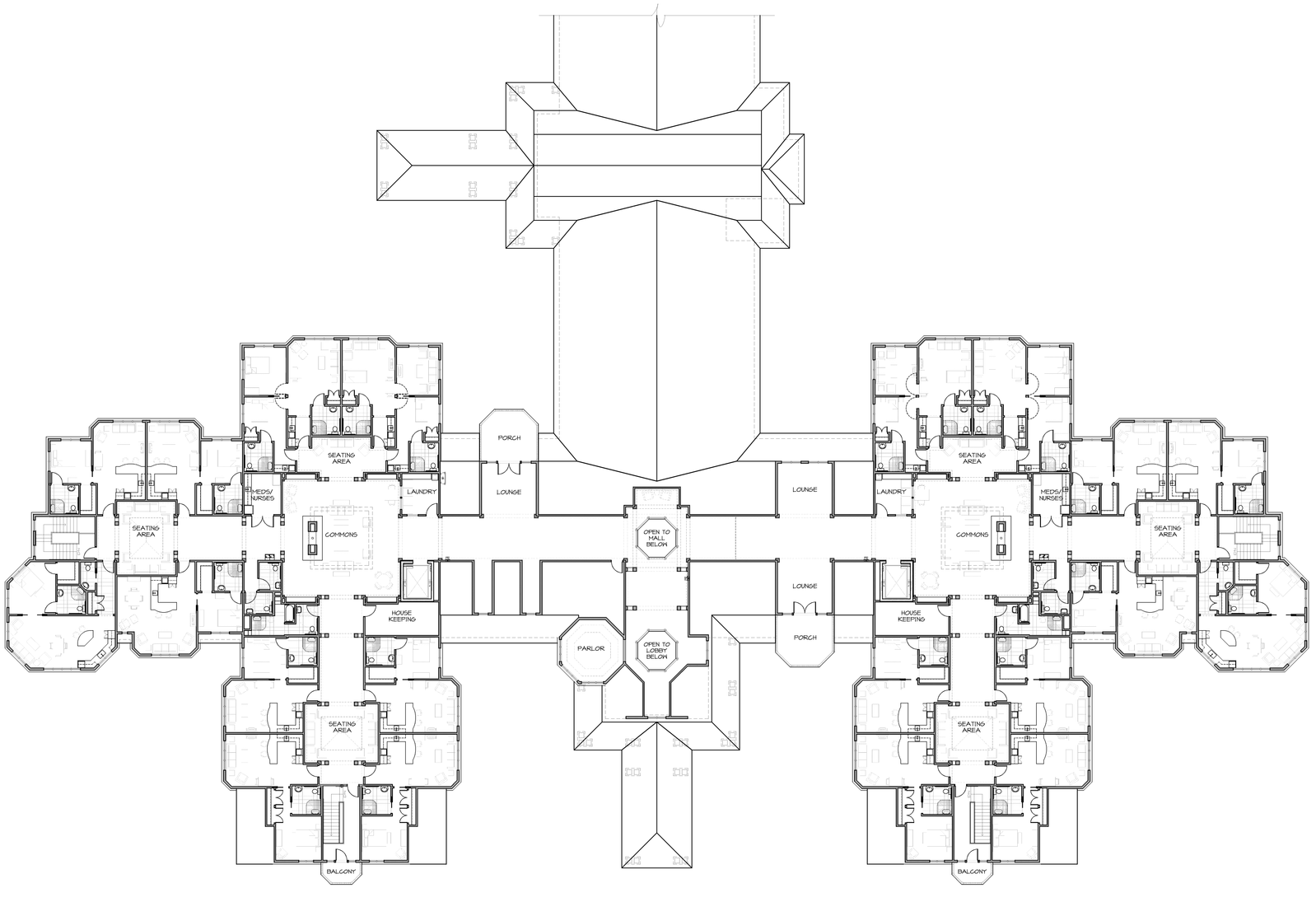
STONEY RIVER
ASSISTED LIVING

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RAMSEY, MN
JUNE 7, 2011

Mudrovich architects

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PROPOSED SECOND FLOOR PLAN
1/16" = 1'-0"

STONEY RIVER
ASSISTED LIVING

RAMSEY, MN
JUNE 7, 2011

FIRST PHOENIX - MN, LLC

Mudrovich architects

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Fee	2011_Amount	Orig_Multiplier	Type	Subtotal	Credit	Total
Park	4735	6.5	Acres	$30,778		
Trail	600	33	Unit	$19,800		
Water Trunk	2308	33	Unit	$76,164		
Water Lateral	9102	1	Connection	$9,102		
Sewer Trunk	1318	33	Unit	$43,494		
Sewer Lateral	3989	1	Connection	$3,989		
Stormwater	465	33	Unit	$15,345		
SAC	2100	33	SAC Unit	$69,300		
WAC	1627	33	WAC Unit	$53,691		
SAC Handling	200	1	SAC Unit	$200		
Grand Total				**$321,863**		

THESE FIGURES ARE ESTIMATES ONLY.

NOWTHEN

OAK GROVE

ELK RIVER

ANDOVER

DAYTON

ANOKA

RAMSEY

'COR Loop' Trail

Future Regional Trail Corridor

Future Regional Trail Corridor- see inset

Future Regional Trail Corridor

Future Regional Trail Corridor

Traffic Light Under Construction

Rum River Central Regional Park

Rabbit Park

Autumn Heights Park

Central Park

Titterud Park

Fox Park

Concrest Park

Alpine Park

Ramsey Elementary School

Peltzer Park

Cottonwood Park

Woodland Green Park

Bear Park

Solstice Park

Emerald Pond Park

Flintwood Park

High School Athletic Fields

Rivers Bend Park

Mississippi West Regional Park

Riverdale Park

Cloquet Island

Goodin Island

Wayside Rest

Island

Island

THORN LAKE

EDDY LAKE

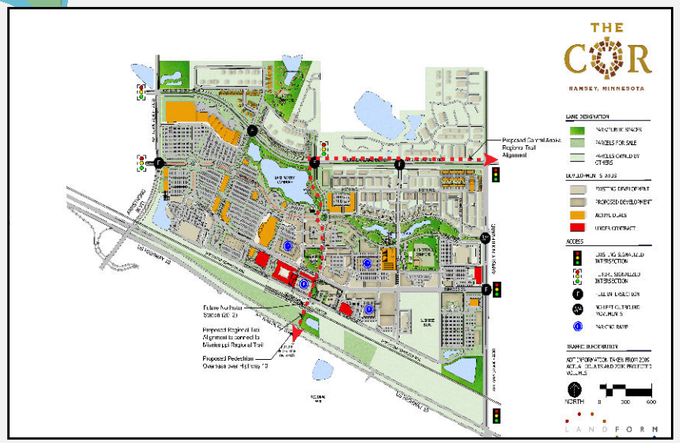
LAKE ITASCA

SUNFISH LAKE

ROGERS LAKE

Rum River

Mississippi River



Ramsey COR and Proposed Central Anoka County Regional Trail

Legend

Trail/Sidewalk Recommendations

- Priority Connections To Complete 'COR Loop'
- Existing Segments of 'COR Loop'
- Interior Loop Connections
- Existing Segments of Interior Loop Connections
- Proposed Pedestrian Connections
- Existing Trail/Sidewalk

Intersection/Crossing Recommendations

- Proposed Pedestrian Overpass
- Proposed Pedestrian Underpass
- Existing Pedestrian Underpass
- Major Intersection Improvements (traffic signal or roundabout)
- Minor Improvements (Retrofit Existing Signals with Ped Countdown Timers)
- Minor improvements (flashing lights,crosswalks to be installed along with future connections)

Orgins and Destinations

- Ramsey COR
- Schools
- Parks with existing Athletic Fields or Playgrounds (Labeled)
- Regional Parks
- Additional Parks and Public Open Space
- Proposed Parks
- Private Golf Courses
- Wetland Corridors
- Rivers
- Lakes, Ponds

0.5 Miles

* Sidewalk and Trail Planning within Ramsey COR under perview of Master Plan. See graphic inset.

J:\Maps\7364\mxd\7364_recommendations_110622.mxd

SRF Consulting Group, Inc.
7364 | 110630

Recommendations for Pedestrian Connections

Ramsey Bike and Pedestrian SHIP study
City of Ramsey, MN

Minnesota's Vision A Better State of Health
SHIP Statewide Health Improvement Program

City of RAMSEY

City Owned Land Project 2011

Trail

- **Construct Trail**
- **Provide Trail Easement**
- **Construct Trail/Credit Trail Fee**

N
W E
S

0 150 300 600 Feet



Partial Elevation

1/4" = 1'-0"

Credits Eligible for Stoney River

1. Applied for Safe Routes to School funding for Nowthen Boulevard Trail segment
    a. Hope to hear results in October
2. Agreed to Perpetual Trail Easement along TH 47 in lieu of construction or construction escrow
    a. Acknowledge future development
    b. Acknowledge undetermined alignment
3. Agreed to Trail Development Fee credit
    a. Consider portion of plat off site due to parcel consolidation
4. County to consider constructing required turn lane as part of mill and overlay project
5. Utilized SAC Unit Determination as basis for development fees
    a. 72 units to 33 units
    b. Better reflects actual development impacts
6. Considered credit to Lateral Benefit Fee
    a. Cost to extend service likely exceeds this fee
7. Provided multiple alternatives related to land use/zoning for City consideration
    a. Rezoning (plus Comp Plan)
    b. Zoning Amendment (assisted living in B-1)
8. *Assisted Living now has a special calculation for Park Dedication Fees*

CITY OF RAMSEY
DEVELOPMENT CONTRACT
FOR STONEY RIVER

This CONTRACT dated this _____ day of _____, 2011, and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**"), and LORD OF LIFE ("**PERMITTEE**"), a Minnesota non-profit corporation having an address of _____.

WHEREAS, **PERMITTEE**, is the owner of fee title to land situated within the city limits of the City, Anoka County, Minnesota, legally described as follows (the "Property"):

> That part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, lying westerly of the center line of Trunk Highway No. 47, except part platted as Birch Hill Lodges, also except part platted as CIC No. 129 Birch Hill Lodges, together with that part of the Northeast Quarter of Southwest Quarter of said section lying westerly of center line of Trunk Highway No. 47 and lying north and northeast, Anoka County, Minnesota.
>
> -or upon recording of the Plat contemplated herein-
>
> Lots 1 & 2, Block 1, Stoney River, Anoka County, Minnesota.
>
> (the "Property")

WHEREAS, **_____** desires to construct an assisted living and memory care on the Property.

WHEREAS, on July 26, 2011, pursuant to Resolution No. 11-08-___, the **CITY** approved the final plat of the Property, which plat is known as **STONEY RIVER** (the "**Plat**"), which approval is contingent on certain requirements, including **PERMITTEE** and the **CITY** entering into this Contract; and

WHEREAS, the **CITY** requires that certain improvements be constructed on the Property, which improvements (collectively, the "Improvements") are defined in this Contract and

WHEREAS, **PERMITTEE** desires to construct certain Stage I and Stage II Improvements in accordance with the Plat and plans approved by **PERMITTEE** and the **CITY**; and

WHEREAS, **PERMITTEE** understands that the **CITY** will expend no **CITY** funds until **PERMITTEE** has complied with the relevant escrow requirements in the Code of Ordinances of the **CITY**.

NOW, **THEREFORE**, the **CITY** and **PERMITTEE** agree as follows:

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1. Conditions of Approval. The **CITY** hereby approves the Plat on condition that **PERMITTEE** provide the necessary security in accordance with the terms of this Contract.

2. Permittee Plans. **PERMITTEE** shall develop the Property in accordance with the Permittee Plans, with changes as required by the City Staff Review Letter dated June 28, 2011, *revised August 3, 2011*. The plans shall not be attached to this Contract, but are in **CITY** files.The Permittee Plans as they currently exist were prepared by:

- ~~Sketch Plan~~Final Plat Sheets 1 and 2 prepared by Harry S. Johnson Co., Inc. dated ~~6/1/11~~_____
- ~~Sheets C0.1, C1.0, C1.1, C2.0, C2.1, C2.2, C3.1, C3.2, C4.1, C4.2, C7.1, C7.2, C7.3, L2.1, and L2.2 prepared by Landform Professional Services dated 6/7/11~~
- ~~South Elevation prepared by Mudrovich Architects undated~~
- ~~Proposed Main and Second Floor Plans prepared by Mudrovich Architects dated 6/7/11~~

3. Stage I Improvements. The "Stage I Improvements", consist of the following:

~~a. Lateral sanitary sewer system~~
~~b. Lateral watermains and appurtenances~~
~~c. Trunk and lateral storm drainage facilities~~
~~d. Lot grading~~
~~e.~~a. Trail construction along Nowthen Boulevard
~~f.~~b. Twenty (20) foot perpetual trail easement along Saint Francis Boulevard
~~g.~~c. Natural gas
~~h.~~d. Telephone service
~~i.~~e. Electric service
~~j.~~f. Temporary and permanent erosion control
~~k.~~g. Boulevard restoration
~~l.~~h. Water shut-off boxes
~~m.~~i. Easement acquisition
~~n.~~j. As-built plans

PERMITTEE agrees to construct the Stage I Improvements according to the terms and conditions of this Contract and in accordance with the Permittee Plans, which are subject to revisions per City Staff Review Letter dated June 29., 2011, *revised August 3, 2011* and which shall be submitted to the City Engineer review and approval prior to execution by **PERMITTEE** of any such contract and prior to commencement of construction of the Stage I Improvements.

PERMITTEE shall not be assessed for any construction of a trail along Saint Francis Boulevard, unless as part of a requirement for future development. **PERMITTEE** acknowledges that any future development will be subject to certain development obligations including, but not limited to, trail construction at the time of the future development. Furthermore, the **CITY** agrees to consider vacating the perpetual trail easement along Saint Francis Boulevard in the future in the event **PERMITTEE** proposes an acceptable alternative, subject to the approval of the **CITY**, that will provide

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a permanent trail connection between Nowthen Boulevard and Cobalt Street (ultimately to Sunwood Drive) on the Property.

4. Stage I Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of _____ Dollars and No Cents **($____.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. The financial guarantee shall be deposited with the **CITY** at the time of execution of this Contract. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee, but only if the maintenance guarantees required by Paragraph 8 & 9 below has been deposited.

5. Inspection Fees. **PERMITTEE** shall be responsible for all inspection costs incurred by the **CITY** related to the installation of the Stage I Improvements that require inspection by the City**. PERMITTEE** shall be responsible for all inspection costs incurred by the **CITY** related to the installation of the Stage I Improvements in the amount of _____ Dollars and No Cents ($_____.00), which equals 5% of the City Engineer's estimated cost of the Stage I Improvements. **PERMITTEE** shall deposit said amount as a cash escrow held by the **CITY**. **PERMITTEE** agrees that said fees may be used to complete the Improvements in the event of default by the **PERMITTEE**. Upon completion of the Stage I Improvements and final inspection and acceptance by the **CITY**, the remaining balance in the escrow account shall be returned to **PERMITTEE**.

6. Stage I Improvement Installation. The Stage I Improvements shall be installed in accordance with the Plans and in accordance with **CITY** standards and the City Code. The **PERMITTEE** shall obtain all necessary permits from all agencies before proceeding with construction of the Stage I Improvements. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall have prepared a complete set of reproducible "As Built" plans for the Stage I Improvements, developed by a certified engineer and subject to the approval of the City Engineer.

7. Time of Performance. **PERMITTEE** shall install all Stage I Improvements by August 9, 2012. The **DEVELOPER** may, however, request an extension of time from the **CITY**. If an extension is granted, it shall be conditioned upon updating the security posted by the **DEVELOPER** to reflect cost increases.

8. Stage I Improvement Warranty Financial Guarantee. A Stage I Improvement Warranty Financial Guarantee shall be required for Stage I Improvements. The **PERMITTEE** shall deposit as cash escrow or letter of credit the amount of _____ Dollars and No Cents **($_____.00)**, which is equivalent to _____.

9. Maintenance Guarantee for Landscaping. The **PERMITTEE** shall provide a maintenance guarantee to ensure the survival of the plantings in the **Plat**. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by

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the **CITY**, in the amount of _____ Dollars and No Cents **($_____.00)** [required plantings (___ trees; ___ shrubs) x cost/planting ($150/tree, $75/shrub) x 30% average non-survival rate], which guarantee shall be in effect for a two-year period commencing on the date of the **CITY**'s acceptance of said plantings as part of the Improvements.

10. Ownership of Improvements. Upon completion and acceptance by the **CITY**, the Stage I Improvements lying within public easements shall become **CITY** property without further notice or action.

11. License. **PERMITTEE** hereby grants to the **CITY**, its agents, employees, officers and contractors, a license to enter the Property from time to time in order to perform all work and/or inspections deemed appropriate by the **CITY** during installation of the Improvements. This license shall expire after the Improvements installed pursuant to this Contract have been installed and accepted by the **CITY**.

12. Stage II Improvements. The Stage II Improvements which the **CITY** requires **PERMITTEE** to construct, which are not otherwise included in the Stage I Improvements, are as follows:

a. Monument stakes for the Plat

PERMITTEE agrees to construct the Stage II Improvements according to the terms and conditions of this Contract and in accordance with the Permittee Plans, which are subject to revisions per City Staff Review Letter dated June 29., 2011, *revised August 9, 2011* and which shall be submitted to the City Engineer review and approval prior to execution by **PERMITTEE** of any such contract and prior to commencement of construction of the Stage I Improvements. **LORD OF LIFE** agrees to complete the Stage II Improvements in the event of **PERMITTEE** default.

13. Payment for Stage II Improvements. **PERMITTEE** shall be responsible for a financial guarantee for the Stage II Improvements to ensure timely completion of the Stage II Improvements. **PERMITTEE** shall be responsible for a financial guarantee for Stage II Improvements in the amount of 125% of the City Engineer's estimated cost of the State II Improvements. **PERMITTEE** shall deposit said amount as a letter of credit or cash escrow.

14. Clean Up. **PERMITTEE** shall promptly clear from public streets and property any soil, earth, or debris resulting from the construction work on the Stage I Improvements.

15. Street Cleaning. **PERMITTEE** shall clear any soil, earth or debris from the streets and Stormwater facilities resulting from any construction within the Plat. From time to time and upon not less than thirty six (36) hours prior notice to **PERMITTEE**, the **CITY** may remove, at the expense of **PERMITTEE**, accumulations of soil, earth and debris from the streets and Stormwater facilities within the Plat resulting from construction of the Improvements, and **PERMITTEE** shall pay each invoice from the **CITY** to **PERMITTEE** for such costs within fifteen (15) days of receipt of the invoice.

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16. Default. In the event of default by **PERMITTEE** as to any of the work to be performed by it hereunder, the **CITY** may, at its option, perform the work and **PERMITTEE** shall promptly reimburse the **CITY** for any reasonable expense incurred by the **CITY**, provided **PERMITTEE** is first given written notice of the work in default, not less than 48 hours in advance. This Contract is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the Property. When the **CITY** does any such work, the **CITY** may, in addition to its other remedies, assess the cost in whole or in part to the benefitted portion(s) of the Property. **PERMITTEE** authorizes reimbursement from any of **PERMITTEE's** escrows held by the **CITY**.

17. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Contract is for any reason invalid, such decision shall not affect the validity of the remaining portions of this Contract.

b. Written Amendments Only. The action or inaction of the **CITY** shall not constitute a waiver of or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The **CITY**'s failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

c. Compliance with Laws and Regulations. **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until **PERMITTEE** cause the Plat to so comply. Upon the **CITY**'s demand, **PERMITTEE** shall cease work until there is compliance.

d. Recording; Termination and Release. This Contract shall run with the land and shall be recorded in the office of the Anoka County Recorder at the expense of **PERMITTEE**. After **PERMITTEE** has completed the work required of it under this Contract, as to all or any portion of the Property, at the request of **PERMITTEE** the **CITY** will execute in recordable form and deliver either a termination of this Contract or a release of such portion of the Property from the effect of this Contract.

e. Mailbox Locations. **PERMITTEE** agree that the placement of mailboxes along public streets is subject to the approval by the **CITY**, and location of utilities will be necessary through Gopher State One-Call.

f. Boulevard and Area Restoration. **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards, except as otherwise noted, within thirty (30) days after completion of the street improvements included in the Stage I

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Improvements, and restoring all other areas disturbed by the Stage I Improvements, in accordance with approved Permittee Plans. **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth or debris from wetlands within and adjacent to the Property resulting from grading in connection with the Stage I Improvements.

g. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday, 7:00 a.m. to 10:00 p.m. **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

h. Construction Site Maintenance. **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

i. Estimated Cost. It is understood and agreed that cost amounts set forth in this Contract as to the Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. **PERMITTEE** and **LORD OF LIFE** agree to pay the entire cost of the Improvements, including interest, engineering and legal fees related thereto; provided.

j. Plat Approval Expenses. **PERMITTEE** shall pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, and engineering and legal fees. Any such expenses incurred after recording of the Plat shall be paid within fifteen (15) days after receipt of an invoice therefor. Failure to pay the **CITY'S** expenses within that fifteen (15) day period will permit the **CITY** to draw for payment upon any of the escrows required by this Contract. The **CITY** agrees to provide to **PERMITTEE**, promptly upon request, an estimate of all such expenses.

k. Reimbursement to the **CITY**. **PERMITTEE** shall reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Contract, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

l. Marketable Title. Prior to recording of the Plat, **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Property, either through a currently certified abstract, registered property abstract or title insurance.

m. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Contract shall be defined as a document issued by the **CITY'S** Building Official, which authorizes a structure to be used for its intended purposes.

n. Proof of Authority. The **CITY** requires **PERMITTEE** to provide proof of authority by its governing board to execute this Contract. This proof of authority

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may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of **PERMITTEE**.

o. Recording of This Contract. See Section 19(d) above.

p. Violation of This Contract. If **PERMITTEE** fail to perform any of the terms of this Contract, the **CITY** shall be entitled to recover, from **PERMITTEE** or the issuer of its financial guarantee, the full amount of any and all financial guarantees or withhold the Certificate of Occupancy as defined in Section 16(m) above. Breach of any of the terms of this Contract by **PERMITTEE** shall be grounds for denial of a building permit for any portion of the Property still owned by **PERMITTEE**.

q. Contract Binding On Successors and Assigns. This Contract shall be binding upon the parties, and their respective successors and assigns.

r. Letters of Credit. All letters of credit presented as a financial guarantee, if required prior to issuance of a Certificate of Occupancy, shall be first approved as to form and content prior to acceptance by the **CITY**.

18. Requirements for Building Permit and Certificate of Occupancy.

a. No building permit for any lot in the Plat shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the proposed structure; (b) a Certificate of Survey, including the survey information required by the **CITY**, has been supplied to the **CITY** Building Official; (c) all the financial guarantees required by the **CITY** have been satisfied; (d) a permit from the Lower Rum River Watershed Management Organization has been obtained; (e) a permit from Anoka County Soil Conservation District has been obtained (if necessary); and (f) this Contract has been signed and received by the **CITY**.

b. No Certificate of Occupancy for any lot in the Plat shall be issued until: (a) vehicular access to the lot is provided, including installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **CITY** in accordance with this Agreement; (c) for lots that have a slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, is provided to the **CITY** documenting that the flattest grade on the lot is 1% or greater; and (d) boulevard sod and landscape tree, or escrow for same, have been provided.

c. All improvements included in the Permittee Plans, including amendment required of the City Staff Review Letter dated June 29, 2011, *revised August 3, 2011* are completed, or financial guarantee in the amount of 125% the City Engineer's estimate of the cost of said improvements is secured in the form of cash escrow or letter of credit for the parking lot and related items.

19. Park Dedication. The Plat is located in the **CITY's** Prairie District. The current park dedication requirement for assisted living complexes is $4,738 per acre. The amount due for the Plat is Thirty One Thousand Forty Three Dollars and No Cents ($4,735 x 6.55 acres = **$30,778.00**). The rate in effect the time this Contract is executed shall be collected.

20. Trail Development Fees. The current trail development fee is $600 per dwelling unit. The amount due for the Plat is Forty Three Thousand Two Hundred Dollars and No Cents ($600 x 33 units = **$19,800.00**). **PERMITTEE** is constructing trail improvements to connect the existing trail along Nowthen Boulevard through Lot 1. These improvements located on the remaining parcels to be consolidated into the existing parcel shall be considered off-site improvements and actual construction costs shall be eligible for credit against Trail Development Fees, as indicated on Exibit A attached hereto. The rate in effect the time this Contract is executed shall be collected.

21. Water and Sanitary Sewer Connection (Trunk) Fees. The current water connection fee is $2,308 per unit. The current sanitary sewer connection fee is $1,318 per unit. The total amount due on the Plat is Seventy Six Thousand Three Hundred and Eight Dollars and No Cents ($2,308 x 33 units = **$76,164.00**) for water trunk fees. The total amount due on the Plat is Forty Three Thousand Four Hundred Ninety Four Dollars and No Cents [$1,318 x 33 units = **$43,494.00**). The rate in effect the time this Contract is executed shall be collected.

22. Water and Sanitary Sewer Lateral Fees. The current water lateral fee is $2,308 per connection. The current sanitary sewer lateral fee is $1,318 per connection. The total amount due on the Plat is Twelve Thousand Nine Hundred Twenty Six Dollars and No Cents ([$9,102 x 1 connection = $9,102] + [$3,824 x 1 connection = $3,824] = **$12,926.00**). The rate in effect the time this Contract is executed shall be collected. The cost to extend these services to the proposed building shall be credited to these fees.

23. Stormwater Management Fee. The current stormwater management fee is $4,465 per commercial acre. The amount due for the Plat is Fifteen Thousand Three Hundred Forty Five Dollars and No Cents ($465 x 33 units = **$15,345.00**). The rate in effect the time this Contract is executed shall be collected.

24. Future Development Fees. **PERMITTEE** agrees that none of the above fees are being collected for any of the outlots in the Plat, and therefore said outlots are subject to similar fees at a future date when such outlots are subdivided for development.

25. Trail Construction. Trails shall be constructed along Nowthen Boulevard with a ten foot width. Any trail constructed on private property within the Plat (not in right of way) shall be encumbered by a perpetual trail easement in accordance with Item #26 below. Due to the fact that the final alignment of the required trail along Saint Francis Boulevard has not yet been determined, in addition to future development to occur on the Subject Property, a trail will not be required along Saint Francis Boulevard at this time. In lieu of construction of the trail, a twenty (20) foot perpetual trail easement along Saint Francis Boulevard shall be required to be recorded simultaneously with the Plat. Construction

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costs for the portion of the future trail along Lot 2 shall not be required at this time, but will be required upon future platting of Lot 1.

26. Easements. **PERMITTEE** shall be responsible for drafting and recording easements for all trails on private property. Said easements shall be executed prior to the **CITY** releasing the Plat for recording and shall be recorded at the same time as the Plat.

27. Maintenance Agreement. **PERMITTEE** shall be responsible for drafting and recording a maintenance agreement for on-site stormwater improvements, subject to review and approval of the City Engineer.

28. Notices. All notices required or permitted by this Contract to be given to a party shall be in writing, and shall be either personally delivered or mailed by certified or registered mail to such party at the following address or such other address as such party shall specify in a notice to the other party:

First Phoenix Ramsey, LLC
601 Carlson Pkwy #1050
Minnetonka, MN 55305

Lord of Life Lutheran Church
14501 Nowthen Blvd NW
Ramsey, MN 55303

City Administrator
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

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City of Ramsey

By: _____
Its Mayor

By: _____
Its City Administrator

First Phoenix Ramsey, LLC

By:_____

Its: Chief Manager_____

Lord of Life Church

By:_____

Its:_____

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2011, before me a Notary Public within and for said County, personally appeared Bob Ramsey and Kurtis G. Ulrich, to me personally known, who each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of Ramsey, the municipal corporation named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

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STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by _____, the _____ of First Phoenix Ramsey, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by _____, the _____ of Lord of Life Lutheran Church, a Minnesota Non-Profit Corporation, on behalf of the non-profit corporation.

_____
Notary Public

This Document Drafted By:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

This Document Reviewed By:
Randall and Goodrich
2140 4th Avenue
Anoka, MN 55303

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Exhibit A
Trail Construction

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STONEY rIVER
DEVELOPMENT PERMIT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

THIS DEVELOPMENT PERMIT, is made and entered into by and between the **CITY OF RAMSEY,** a municipal corporation under the laws of the State of Minnesota (the **"City"**), and **FIRST PHOENIX RAMSEY, LLC,** a limited liability corporation under the laws of the State of Minnesota, whose address is _____ (the **"Permittee"**).

WITNESSETH:

WHEREAS, the **Permittee** is the fee owner of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described as follows:

Lot 2, Block 1, STONEY RIVER, Anoka County, Minnesota

(the "**Subject Property**"); and

WHEREAS, on August 9, 2011, the **City** approved the final plat of the **Subject Property** for STONEY RIVER (the **Plat**"),

WHEREAS, on August 9, 2011, the **City** approved the final site plan for the Stoney River on the **Subject Property**; and

WHEREAS, the **Permittee** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **City.**

NOW, THEREFORE, the **City** and **Permittee** agree as follows:

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **City** approves the **Site Plan** conditioned on the **Permittee** developing the **Subject Property** in accordance with the applicable provisions of City Code**.**

2. **Conformance with Plan**. **PERMITTEE** shall develop the Property in accordance with the Plans, with changes as required by the City Staff Review Letter dated June 28, 2011, *revised August 3, 2011*. The plans shall not be attached to this Contract, but are in **CITY** files.The Permittee Plans as they currently exist were prepared by:

   - Sketch Plan Sheets 1 and 2 prepared by Harry S. Johnson Co., Inc. dated 6/1/11
   - Sheets C0.1, C1.0, C1.1, C2.0, C2.1, C2.2, C3.1, C3.2, C4.1, C4.2, C7.1, C7.2, C7.3, L2.1, and L2.2 prepared by Landform Professional Services dated 6/7/11
   - South Elevation prepared by Mudrovich Architects undated
   - Proposed Main and Second Floor Plans prepared by Mudrovich Architects dated 6/7/11

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3. **Incorporation of All City Code Requirements**. That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **City**, as amended to date hereof, are incorporated herein by reference.

4. **State Building Code Compliance**. The structures on the Subject Property shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the Subject Property. The exact locations of these items on the Subject Property shall be as directed by the Fire Chief or his/her designee. The **Permittee** herein agrees to post "No Parking" signs along private streets in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief or his/her designee.

   - **Building Façade.** The **Permittee** agrees to construct the building on the Subject Property in accordance with the site plan and architectural elevations prepared by South Elevation prepared by Mudrovich Architects undated.

6. **Required Improvements.** The **Permittee** shall construct and install the following site improvements on the Subject Property in accordance with the specifications and location as shown on the **Site Plan.** The Required Improvements are as follows:

   a. Site grading in accordance with the Grading Plan prepared by Landform Professional Services dated 6/7/11.
   b. Private storm sewer and appurtenances.
   c. Private sanitary sewer system
   d. Private watermains and appurtenances
   e. Private trunk and lateral storm drainage facilities
   f. Bituminous driveways, parking lots, and maneuvering areas.
   g. Continuous, B6/12 concrete curbing and gutter around the perimeter of all bituminous surfaces.
   h. Installation of Landscaping in accordance with the Landscape Plan prepared by Landform Professional Services dated 6/7/11.
   i. Irrigation metering and backflow devices shall be approved as part of the Utility Plan, and installed accordingly.
   j. Irrigation rain sensors shall be installed and appropriately placed throughout the development.
   k. Establishment of turf in areas disturbed during construction and in accordance with the Plat.
   l. Temporary and permanent erosion control

   ("Required Improvements)".

   The **Permittee** agrees to construct the Required Improvements according to the terms and conditions of this agreement and in accordance with **Permittee's** plans submitted to the **City.**

7. **Required Improvements Completion Date**. The Required Improvements shall be completed on or before August 9, 2012.

8. **Required Improvements Financial Guarantee**. The PERMITTEE agrees that no Certificate of Occupancy shall be issued until such time the Required Improvements are completed. If the PERMITTEE requests a Certificate of Occupancy prior to completion of the Required

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Improvements, the PERMITTEE shall be required to deposit with the City a cash escrow or letter of credit, approved as to form by the City, in the amount 125% of the City's estimated cost of the uncompleted Required Improvements. Prior to the issuance of the building permit, all financial guarantees must be provided as required herein. [NOTE: If the Developer has bids for the required improvements that are proven to be lower than our Engineer's Estimate, the City Engineer will take those bids in consideration for the financial guarantee. Bids may need to be accepted and signed to be used for this purpose.]

Upon completion of the construction of the Required Improvements, the financial guarantee shall be returned to the **Permittee** and the **Permittee** shall be required to provide the landscaping maintenance guarantee described in Paragraph 12 of this Development Permit. The determination of completion of the construction of the Required Improvements shall be made by the City Council after consultation with the City Engineer. In the event the **Permittee** fails to construct and install the Required Improvements as required herein, the City Council may order the completion of the Required Improvements with City day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Required Improvements and withdraw from the escrow account. The **Permittee** hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Site for the purpose of completing the construction and installation of the Required Improvements in the event of the **Permittee's** default.

9. **Inspection Fees.** The **Permittee** shall be responsible for all inspection costs incurred by the City related to the installation of Required Improvements. The **Permittee** shall make a cash deposit into the appropriate escrow account at the City and the City shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the Required Improvements, which equates to _____ Dollars and No Cents ($_____.00) (5% x $_____). Upon completion of the Improvements to the satisfaction of the City, any surplus balance remaining in the City's escrow account shall be refunded to the **Permittee**.

SECTION II
PERMITS AND OCCUPANCY

10. No building permit for any lot in the Plat shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the proposed structure; (b) a Certificate of Survey, including the survey information required by the **CITY**, has been supplied to the **CITY** Building Official; (c) all the financial guarantees required by the **CITY** have been satisfied; (d) a permit from the Lower Rum River Watershed Management Organization has been obtained; (e) a permit from Anoka County Soil Conservation District has been obtained (if necessary); and (f) this Contract has been signed and received by the **CITY**.

11. No Certificate of Occupancy for any lot in the Plat shall be issued until: (a) vehicular access to the lot is provided, including installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **CITY** in accordance with this Agreement; (c) for lots that have a slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, is provided to the **CITY** documenting that the flattest grade on the lot is 1% or greater; and (d) boulevard sod and landscape tree, or escrow for same, have been

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provided (e) all improvements included in the Permittee Plans, including amendment required of the City Staff Review Letter dated June 29, 2011, *revised August 3, 2011* are completed, or financial guarantee in the amount of 125% the City Engineer's estimate of the cost of said improvements is secured in the form of cash escrow or letter of credit.

SECTION IV
LANDSCAPING

12. **Maintenance Guarantee for Landscaping**. It is herein agreed that the **Permittee** shall provide a maintenance guarantee to ensure the survival of the plantings for the Subject Property, in accordance with the Landscape Plan prepared by _____ dated _____. Said maintenance guarantee shall consist of cash or a letter of credit, approved as to form by the City, in the amount of _____ Dollars and No Cents **($_____.00)** [# plantings (__ trees, ___ shrubs) x cost/planting ($150/tree, $75/shrub) x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the City's acceptance of said plantings as part of the Required Improvements.

    At the end of the two-year period, the maintenance guarantee shall be returned to the **Permittee**. The determination that all plantings that have been planted in accordance with the **Site Plan** have either survived or have been replaced shall be made by the Community Development Department. In the event the **Permittee** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with City day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **Permittee** hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the **Permittee** default.

SECTION V
GENERAL

13. **Boulevard and Area Restoration**. The **Permittee** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **Permittee** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to this **Site Plan** resulting from grading or other construction performed in the development of the land.

14. **Construction Site Maintenance**. The **Permittee** shall adhere to all City ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

15. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this Agreement as Required Improvements, unless specified as fixed amounts, are estimated. The **Permittee** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

DRAFT

16. **Site Plan Approval Expenses**. The **Permittee** agrees that it will pay to the **City** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **City** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **City's** expenses within the fifteen (15) day billing period will permit the **City** to draw upon any of the escrows required by this contract for payment.

17. **Reimbursement to the City**. The **Permittee** agrees to reimburse the **City** for all costs incurred by the **City** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

18. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phase of this Development Permit is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Development Permit.

19. **Proof of Authority**. When the **Permittee** is a corporation, the **City** requires proof of authority by the corporation to execute this Development Permit.

20. **Violation of This Permit**. If the **Permittee** fails to perform any of the terms of this Permit in the manner required by the **City**, the **City** shall be entitled to recover, from the **Permittee** or the issuer of **Permittee** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this Development Permit by the **Permittee** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

21. **Agreement Binding On Successors and Assigns**. The **Permittee** agrees that this Development Permit shall be binding upon its successors and assigns.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this _____ day of _____, 2011.

FIRST PHOENIX RAMSEY, LLC

By: _____

Its: _____

CITY OF RAMSEY

By: _____

Its: Mayor

ATTEST

By: _____

Its: City Administrator

STATE OF MINNESOTA)

DRAFT

) ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2011, before me a Notary Public personally appeared Bob Ramsey and Kurt G. Ulrich, to me personally known, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Bob Ramsey and Kurt G. Ulrich acknowledge said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 2010, by _____, _____ of First Phoenix Ramsey, LLC, a non-profit corporation under the laws of the State of Minnesota, on behalf of the company.

_____
Notary Public

DRAFT

THIS INSTRUMENT WAS DRAFTED BY:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

REVIEWED BY:

Randall and Goodrich
2140 Fourth Avenue
Anoka, MN

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-___

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF STONEY RIVER

WHEREAS, First Phoenix Group, hereinafter referred to as "Applicant", has properly applied for final plat approval of Stoney River on the following described property located in the City of Ramsey:

> That part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, lying westerly of the center line of Trunk Highway No. 47, except part platted as Birch Hill Lodges, also except part platted as CIC No. 129 Birch Hill Lodges, together with that part of the Northeast Quarter of Southwest Quarter of said section lying westerly of center line of Trunk Highway No. 47 and lying north and northeast, Anoka County, Minnesota.
>
> (the "Subject Property")

WHEREAS, on June 3, 2011, the City of Ramsey received an application and sketch plan from Stoney River for a plat to be named Stoney River; and

WHEREAS, on July 7, 2011, the Planning Commission reviewed the sketch plan and recommended that the Developer proceed to the final plat stage; and

WHEREAS, on August 3, 2011, the Developer submitted a final plat; and

WHEREAS, on August 23, 2011, the City Council reviewed the final plat.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants final plat approval to Stoney River in accordance with relevant City Codes, subject to the following conditions:

1. Compliance with City Staff Review Letter dated August 19, 2005
2. The Developer entering into a Development Agreement with the City

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2011.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-___

A RESOLUTION APPROVING A COMPRHENSIVE PLAN AMENDMENT TO CHANGE A LAND USE DESIGNATION ON THE PROPOSED PLAT OF STONEY RIVER TO HIGH DENSITY RESIDENTIAL, AND AUTHORIZING CITY STAFF TO SUBMIT AN APPLICATION TO THE METROPOLITAN COUNCIL FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN

WHEREAS, Stoney River (the "Property Owner") is requesting an amendment to the Comprehensive Plan to change the future land use designation from Public/Quasi Public to High Density Residential for the following legally described property or portions thereof:

1. That the property or portions thereof proposed to be rezoned are legally described as follows:

That part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, lying westerly of the center line of Trunk Highway No. 47, except part platted as Birch Hill Lodges, also except part platted as CIC No. 129 Birch Hill Lodges, together with that part of the Northeast Quarter of Southwest Quarter of said section lying westerly of center line of Trunk Highway No. 47 and lying north and northeast, Anoka County, Minnesota.

-Or upon recording-

Lot 2, Block 1, Stoney River

(The "Subject Property")

WHEREAS, the Comprehensive Plan approved in 2010 shows the designated land uses on the Subject Property as Public/Quasi-Public; and

WHEREAS, the Ramsey Planning Commission met on July 7, 2011, conducted a public hearing, and recommended that the Ramsey City Council approve the request for an amendment to the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby approves the request for a land use designation change on the Subject Property to High Density Residential.

2) That the Ramsey City Council hereby authorizes City Staff to submit the necessary documentation to the Metropolitan Council requesting an amendment to the 2030 Comprehensive Plan.

3) That this land use change shall become effective concurrent with the City's receipt of notification of approval from Metropolitan Council.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2011.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE #11-___

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described properties or portions thereof are hereby rezoned to High Density Residential:

> That part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, lying westerly of the center line of Trunk Highway No. 47, except part platted as Birch Hill Lodges, also except part platted as CIC No. 129 Birch Hill Lodges, together with that part of the Northeast Quarter of Southwest Quarter of said section lying westerly of center line of Trunk Highway No. 47 and lying north and northeast, Anoka County, Minnesota.
>
> -Or upon recording-
>
> Lot 2, Block 1, Stoney River
>
> (the "Subject Property")

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2011.

_____
Mayor

ATTEST:

City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

CITY OF RAMSEY
DEVELOPMENT CONTRACT
FOR STONEY RIVER

This CONTRACT dated this _____ day of _____, 2011, and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**"), and LORD OF LIFE ("**PERMITTEE**"), a Minnesota non-profit corporation having an address of _____.

WHEREAS, **PERMITTEE**, is the owner of fee title to land situated within the city limits of the City, Anoka County, Minnesota, legally described as follows (the "Property"):

> That part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, lying westerly of the center line of Trunk Highway No. 47, except part platted as Birch Hill Lodges, also except part platted as CIC No. 129 Birch Hill Lodges, together with that part of the Northeast Quarter of Southwest Quarter of said section lying westerly of center line of Trunk Highway No. 47 and lying north and northeast, Anoka County, Minnesota.
>
> -or upon recording of the Plat contemplated herein-
>
> Lots 1 & 2, Block 1, Stoney River, Anoka County, Minnesota.
>
> (the "Property")

WHEREAS, **_____** desires to construct an assisted living and memory care on the Property.

WHEREAS, on July 26, 2011, pursuant to Resolution No. 11-08-___, the **CITY** approved the final plat of the Property, which plat is known as **STONEY RIVER** (the "**Plat**"), which approval is contingent on certain requirements, including **PERMITTEE** and the **CITY** entering into this Contract; and

WHEREAS, the **CITY** requires that certain improvements be constructed on the Property, which improvements (collectively, the "Improvements") are defined in this Contract and

WHEREAS, **PERMITTEE** desires to construct certain Stage I and Stage II Improvements in accordance with the Plat and plans approved by **PERMITTEE** and the **CITY**; and

WHEREAS, **PERMITTEE** understands that the **CITY** will expend no **CITY** funds until **PERMITTEE** has complied with the relevant escrow requirements in the Code of Ordinances of the **CITY**.

NOW, **THEREFORE**, the **CITY** and **PERMITTEE** agree as follows:

1. Conditions of Approval. The **CITY** hereby approves the Plat on condition that **PERMITTEE** provide the necessary security in accordance with the terms of this Contract.

2. Permittee Plans. **PERMITTEE** shall develop the Property in accordance with the Permittee Plans, with changes as required by the City Staff Review Letter dated June 28, 2011, *revised August 3, 2011*. The plans shall not be attached to this Contract, but are in **CITY** files.The Permittee Plans as they currently exist were prepared by:

- Sketch Plan Sheets 1 and 2 prepared by Harry S. Johnson Co., Inc. dated 6/1/11
- Sheets C0.1, C1.0, C1.1, C2.0, C2.1, C2.2, C3.1, C3.2, C4.1, C4.2, C7.1, C7.2, C7.3, L2.1, and L2.2 prepared by Landform Professional Services dated 6/7/11
- South Elevation prepared by Mudrovich Architects undated
- Proposed Main and Second Floor Plans prepared by Mudrovich Architects dated 6/7/11

3. Stage I Improvements. The "Stage I Improvements", consist of the following:

a. Lateral sanitary sewer system
b. Lateral watermains and appurtenances
c. Trunk and lateral storm drainage facilities
d. Lot grading
e. Trail construction along Nowthen Boulevard
f. Twenty (20) foot perpetual trail easement along Saint Francis Boulevard
g. Natural gas
h. Telephone service
i. Electric service
j. Temporary and permanent erosion control
k. Boulevard restoration
l. Water shut-off boxes
m. Easement acquisition
n. As-built plans

PERMITTEE agrees to construct the Stage I Improvements according to the terms and conditions of this Contract and in accordance with the Permittee Plans, which are subject to revisions per City Staff Review Letter dated June 29., 2011, *revised August 3, 2011* and which shall be submitted to the City Engineer review and approval prior to execution by **PERMITTEE** of any such contract and prior to commencement of construction of the Stage I Improvements.

4. Stage I Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of _____ Dollars and No Cents **($____.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. The financial guarantee shall be deposited with the **CITY** at the time of execution of this Contract. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan),

acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee, but only if the maintenance guarantees required by Paragraph 8 & 9 below has been deposited.

5. Inspection Fees. **PERMITTEE** shall be responsible for all inspection costs incurred by the **CITY** related to the installation of the Stage I Improvements that require inspection by the City**. PERMITTEE** shall be responsible for all inspection costs incurred by the **CITY** related to the installation of the Stage I Improvements in the amount of _____ Dollars and No Cents ($_____.00), which equals 5% of the City Engineer's estimated cost of the Stage I Improvements. **PERMITTEE** shall deposit said amount as a cash escrow held by the **CITY**. **PERMITTEE** agrees that said fees may be used to complete the Improvements in the event of default by the **PERMITTEE**. Upon completion of the Stage I Improvements and final inspection and acceptance by the **CITY**, the remaining balance in the escrow account shall be returned to **PERMITTEE**.

6. Stage I Improvement Installation. The Stage I Improvements shall be installed in accordance with the Plans and in accordance with **CITY** standards and the City Code. The **PERMITTEE** shall obtain all necessary permits from all agencies before proceeding with construction of the Stage I Improvements. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall have prepared a complete set of reproducible "As Built" plans for the Stage I Improvements, developed by a certified engineer and subject to the approval of the City Engineer.

7. Time of Performance. **PERMITTEE** shall install all Stage I Improvements by August 9, 2012. The **DEVELOPER** may, however, request an extension of time from the **CITY**. If an extension is granted, it shall be conditioned upon updating the security posted by the **DEVELOPER** to reflect cost increases.

8. Stage I Improvement Warranty Financial Guarantee. A Stage I Improvement Warranty Financial Guarantee shall be required for Stage I Improvements. The **PERMITTEE** shall deposit as cash escrow or letter of credit the amount of _____ Dollars and No Cents **($_____.00)**, which is equivalent to _____.

9. Maintenance Guarantee for Landscaping. The **PERMITTEE** shall provide a maintenance guarantee to ensure the survival of the plantings in the **Plat**. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of _____ Dollars and No Cents **($_____.00)** [required plantings (___ trees; ___ shrubs) x cost/planting ($150/tree, $75/shrub) x 30% average non-survival rate], which guarantee shall be in effect for a two-year period commencing on the date of the **CITY**'s acceptance of said plantings as part of the Improvements.

10. Ownership of Improvements. Upon completion and acceptance by the **CITY**, the Stage I Improvements lying within public easements shall become **CITY** property without further notice or action.

11. License. **PERMITTEE** hereby grants to the **CITY**, its agents, employees, officers and contractors, a license to enter the Property from time to time in order to perform all work and/or inspections deemed appropriate by the **CITY** during installation of the Improvements. This license shall expire after the Improvements installed pursuant to this Contract have been installed and accepted by the **CITY**.

12. Stage II Improvements. The Stage II Improvements which the **CITY** requires **PERMITTEE** to construct, which are not otherwise included in the Stage I Improvements, are as follows:

a. Monument stakes for the Plat

PERMITTEE agrees to construct the Stage II Improvements according to the terms and conditions of this Contract and in accordance with the Permittee Plans, which are subject to revisions per City Staff Review Letter dated June 29., 2011, *revised August 9, 2011* and which shall be submitted to the City Engineer review and approval prior to execution by **PERMITTEE** of any such contract and prior to commencement of construction of the Stage I Improvements. **LORD OF LIFE** agrees to complete the Stage II Improvements in the event of **PERMITTEE** default.

13. Payment for Stage II Improvements. **PERMITTEE** shall be responsible for a financial guarantee for the Stage II Improvements to ensure timely completion of the Stage II Improvements. **PERMITTEE** shall be responsible for a financial guarantee for Stage II Improvements in the amount of 125% of the City Engineer's estimated cost of the State II Improvements. **PERMITTEE** shall deposit said amount as a letter of credit or cash escrow.

14. Clean Up. **PERMITTEE** shall promptly clear from public streets and property any soil, earth, or debris resulting from the construction work on the Stage I Improvements.

15. Street Cleaning. **PERMITTEE** shall clear any soil, earth or debris from the streets and Stormwater facilities resulting from any construction within the Plat. From time to time and upon not less than thirty six (36) hours prior notice to **PERMITTEE**, the **CITY** may remove, at the expense of **PERMITTEE**, accumulations of soil, earth and debris from the streets and Stormwater facilities within the Plat resulting from construction of the Improvements, and **PERMITTEE** shall pay each invoice from the **CITY** to **PERMITTEE** for such costs within fifteen (15) days of receipt of the invoice.

16. Default. In the event of default by **PERMITTEE** as to any of the work to be performed by it hereunder, the **CITY** may, at its option, perform the work and **PERMITTEE** shall promptly reimburse the **CITY** for any reasonable expense incurred by the **CITY**, provided **PERMITTEE** is first given written notice of the work in default, not less than 48 hours in advance. This Contract is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the Property. When the **CITY** does any such work, the **CITY** may, in addition to its other remedies, assess the cost in whole or in part to the benefitted portion(s) of the Property. **PERMITTEE** authorizes reimbursement from any of **PERMITTEE's** escrows held by the **CITY**.

17. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Contract is for any reason invalid, such decision shall not affect the validity of the remaining portions of this Contract.

b. Written Amendments Only. The action or inaction of the **CITY** shall not constitute a waiver of or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The **CITY**'s failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

c. Compliance with Laws and Regulations. **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until **PERMITTEE** cause the Plat to so comply. Upon the **CITY**'s demand, **PERMITTEE** shall cease work until there is compliance.

d. Recording; Termination and Release. This Contract shall run with the land and shall be recorded in the office of the Anoka County Recorder at the expense of **PERMITTEE**. After **PERMITTEE** has completed the work required of it under this Contract, as to all or any portion of the Property, at the request of **PERMITTEE** the **CITY** will execute in recordable form and deliver either a termination of this Contract or a release of such portion of the Property from the effect of this Contract.

e. Mailbox Locations. **PERMITTEE** agree that the placement of mailboxes along public streets is subject to the approval by the **CITY**, and location of utilities will be necessary through Gopher State One-Call.

f. Boulevard and Area Restoration. **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards, except as otherwise noted, within thirty (30) days after completion of the street improvements included in the Stage I Improvements, and restoring all other areas disturbed by the Stage I Improvements, in accordance with approved Permittee Plans. **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth or debris from wetlands within and adjacent to the Property resulting from grading in connection with the Stage I Improvements.

g. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday, 7:00 a.m. to 10:00 p.m. **PERMITTEE** is required to provide a sign at each entrance point stating delivery

and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

h. Construction Site Maintenance. **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

i. Estimated Cost. It is understood and agreed that cost amounts set forth in this Contract as to the Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. **PERMITTEE** and **LORD OF LIFE** agree to pay the entire cost of the Improvements, including interest, engineering and legal fees related thereto; provided.

j. Plat Approval Expenses. **PERMITTEE** shall pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, and engineering and legal fees. Any such expenses incurred after recording of the Plat shall be paid within fifteen (15) days after receipt of an invoice therefor. Failure to pay the **CITY'S** expenses within that fifteen (15) day period will permit the **CITY** to draw for payment upon any of the escrows required by this Contract. The **CITY** agrees to provide to **PERMITTEE**, promptly upon request, an estimate of all such expenses.

k. Reimbursement to the **CITY**. **PERMITTEE** shall reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Contract, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

l. Marketable Title. Prior to recording of the Plat, **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Property, either through a currently certified abstract, registered property abstract or title insurance.

m. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Contract shall be defined as a document issued by the **CITY'S** Building Official, which authorizes a structure to be used for its intended purposes.

n. Proof of Authority. The **CITY** requires **PERMITTEE** to provide proof of authority by its governing board to execute this Contract. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of **PERMITTEE**.

o. Recording of This Contract. See Section 19(d) above.

p. Violation of This Contract. If **PERMITTEE** fail to perform any of the terms of this Contract, the **CITY** shall be entitled to recover, from **PERMITTEE** or the issuer of its financial guarantee, the full amount of any and all financial guarantees or withhold the Certificate of Occupancy as defined in Section 16(m) above. Breach of any of the terms of this Contract by **PERMITTEE** shall be

grounds for denial of a building permit for any portion of the Property still owned by **PERMITTEE**.

q. Contract Binding On Successors and Assigns. This Contract shall be binding upon the parties, and their respective successors and assigns.

r. Letters of Credit. All letters of credit presented as a financial guarantee, if required prior to issuance of a Certificate of Occupancy, shall be first approved as to form and content prior to acceptance by the **CITY**.

18. Requirements for Building Permit and Certificate of Occupancy.

a. No building permit for any lot in the Plat shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the proposed structure; (b) a Certificate of Survey, including the survey information required by the **CITY**, has been supplied to the **CITY** Building Official; (c) all the financial guarantees required by the **CITY** have been satisfied; (d) a permit from the Lower Rum River Watershed Management Organization has been obtained; (e) a permit from Anoka County Soil Conservation District has been obtained (if necessary); and (f) this Contract has been signed and received by the **CITY**.

b. No Certificate of Occupancy for any lot in the Plat shall be issued until: (a) vehicular access to the lot is provided, including installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **CITY** in accordance with this Agreement; (c) for lots that have a slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, is provided to the **CITY** documenting that the flattest grade on the lot is 1% or greater; and (d) boulevard sod and landscape tree, or escrow for same, have been provided.

c. All improvements included in the Permittee Plans, including amendment required of the City Staff Review Letter dated June 29, 2011, *revised August 3, 2011* are completed, or financial guarantee in the amount of 125% the City Engineer's estimate of the cost of said improvements is secured in the form of cash escrow or letter of credit for the parking lot and related items.

19. Park Dedication. The Plat is located in the **CITY's** Prairie District. The current park dedication requirement for assisted living complexes is $4,738 per acre. The amount due for the Plat is Thirty One Thousand Forty Three Dollars and No Cents ($4,735 x 6.55 acres = **$30,778.00**). The rate in effect the time this Contract is executed shall be collected.

20. Trail Development Fees. The current trail development fee is $600 per dwelling unit. The amount due for the Plat is Forty Three Thousand Two Hundred Dollars and No Cents ($600 x 33 units = **$19,800.00**). **PERMITTEE** is constructing trail improvements to connect the existing trail along Nowthen Boulevard through Lot 1. These improvements located on the remaining parcels to be consolidated into the existing parcel

shall be considered off-site improvements and actual construction costs shall be eligible for credit against Trail Development Fees, as indicated on Exibit A attached hereto. The rate in effect the time this Contract is executed shall be collected.

21. Water and Sanitary Sewer Connection (Trunk) Fees. The current water connection fee is $2,308 per unit. The current sanitary sewer connection fee is $1,318 per unit. The total amount due on the Plat is Seventy Six Thousand Three Hundred and Eight Dollars and No Cents ($2,308 x 33 units = **$76,164.00**) for water trunk fees. The total amount due on the Plat is Forty Three Thousand Four Hundred Ninety Four Dollars and No Cents [$1,318 x 33 units = **$43,494.00**). The rate in effect the time this Contract is executed shall be collected.

22. Water and Sanitary Sewer Lateral Fees. The current water lateral fee is $2,308 per connection. The current sanitary sewer lateral fee is $1,318 per connection. The total amount due on the Plat is Twelve Thousand Nine Hundred Twenty Six Dollars and No Cents ([$9,102 x 1 connection = $9,102] + [$3,824 x 1 connection = $3,824] = **$12,926.00**). The rate in effect the time this Contract is executed shall be collected. The cost to extend these services to the proposed building shall be credited to these fees.

23. Stormwater Management Fee. The current stormwater management fee is $4,465 per commercial acre. The amount due for the Plat is Fifteen Thousand Three Hundred Forty Five Dollars and No Cents ($465 x 33 units = **$15,345.00**). The rate in effect the time this Contract is executed shall be collected.

24. Future Development Fees. **PERMITTEE** agrees that none of the above fees are being collected for any of the outlots in the Plat, and therefore said outlots are subject to similar fees at a future date when such outlots are subdivided for development.

25. Trail Construction. Trails shall be constructed along Nowthen Boulevard with a ten foot width. Any trail constructed on private property within the Plat (not in right of way) shall be encumbered by a perpetual trail easement in accordance with Item #26 below. Due to the fact that the final alignment of the required trail along Saint Francis Boulevard has not yet been determined, in addition to future development to occur on the Subject Property, a trail will not be required along Saint Francis Boulevard at this time. In lieu of construction of the trail, a twenty (20) foot perpetual trail easement along Saint Francis Boulevard shall be required to be recorded simultaneously with the Plat. Construction costs for the portion of the future trail along Lot 2 shall not be required at this time, but will be required upon future platting of Lot 1.

26. Easements. **PERMITTEE** shall be responsible for drafting and recording easements for all trails on private property. Said easements shall be executed prior to the **CITY** releasing the Plat for recording and shall be recorded at the same time as the Plat.

27. Maintenance Agreement. **PERMITTEE** shall be responsible for drafting and recording a maintenance agreement for on-site stormwater improvements, subject to review and approval of the City Engineer.

28. Notices. All notices required or permitted by this Contract to be given to a party shall be in writing, and shall be either personally delivered or mailed by certified or registered mail to such party at the following address or such other address as such party shall specify in a notice to the other party:

First Phoenix Ramsey, LLC
601 Carlson Pkwy #1050
Minnetonka, MN 55305

Lord of Life Lutheran Church
14501 Nowthen Blvd NW
Ramsey, MN 55303

City Administrator
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

DRAFT

City of Ramsey

By: _____
Its Mayor

By: _____
Its City Administrator

First Phoenix Ramsey, LLC

By:_____

Its: Chief Manager_____

Lord of Life Church

By:_____

Its:_____

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2011, before me a Notary Public within and for said County, personally appeared Bob Ramsey and Kurtis G. Ulrich, to me personally known, who each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of Ramsey, the municipal corporation named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

DRAFT

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by _____, the _____ of First Phoenix Ramsey, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by _____, the _____ of Lord of Life Lutheran Church, a Minnesota Non-Profit Corporation, on behalf of the non-profit corporation.

_____
Notary Public

This Document Drafted By:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

This Document Reviewed By:
Randall and Goodrich
2140 4th Avenue
Anoka, MN 55303

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Exhibit A
Trail Construction

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STONEY rIVER
DEVELOPMENT PERMIT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

THIS DEVELOPMENT PERMIT, is made and entered into by and between the **CITY OF RAMSEY,** a municipal corporation under the laws of the State of Minnesota (the **"City"**), and **FIRST PHOENIX RAMSEY, LLC,** a limited liability corporation under the laws of the State of Minnesota, whose address is _____ (the **"Permittee"**).

WITNESSETH:

WHEREAS, the **Permittee** is the fee owner of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described as follows:

Lot 2, Block 1, STONEY RIVER, Anoka County, Minnesota

(the "**Subject Property**"); and

WHEREAS, on August 9, 2011, the **City** approved the final plat of the **Subject Property** for STONEY RIVER (the **Plat**"),

WHEREAS, on August 9, 2011, the **City** approved the final site plan for the Stoney River on the **Subject Property**; and

WHEREAS, the **Permittee** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **City.**

NOW, THEREFORE, the **City** and **Permittee** agree as follows:

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **City** approves the **Site Plan** conditioned on the **Permittee** developing the **Subject Property** in accordance with the applicable provisions of City Code**.**

2. **Conformance with Plan**. **PERMITTEE** shall develop the Property in accordance with the Plans, with changes as required by the City Staff Review Letter dated June 28, 2011, *revised August 3, 2011*. The plans shall not be attached to this Contract, but are in **CITY** files.The Permittee Plans as they currently exist were prepared by:

   - Sketch Plan Sheets 1 and 2 prepared by Harry S. Johnson Co., Inc. dated 6/1/11
   - Sheets C0.1, C1.0, C1.1, C2.0, C2.1, C2.2, C3.1, C3.2, C4.1, C4.2, C7.1, C7.2, C7.3, L2.1, and L2.2 prepared by Landform Professional Services dated 6/7/11
   - South Elevation prepared by Mudrovich Architects undated
   - Proposed Main and Second Floor Plans prepared by Mudrovich Architects dated 6/7/11

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3. **Incorporation of All City Code Requirements**. That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **City**, as amended to date hereof, are incorporated herein by reference.

4. **State Building Code Compliance**. The structures on the Subject Property shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the Subject Property. The exact locations of these items on the Subject Property shall be as directed by the Fire Chief or his/her designee. The **Permittee** herein agrees to post "No Parking" signs along private streets in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief or his/her designee.

   - **Building Façade.** The **Permittee** agrees to construct the building on the Subject Property in accordance with the site plan and architectural elevations prepared by South Elevation prepared by Mudrovich Architects undated.

6. **Required Improvements.** The **Permittee** shall construct and install the following site improvements on the Subject Property in accordance with the specifications and location as shown on the **Site Plan.** The Required Improvements are as follows:

   a. Site grading in accordance with the Grading Plan prepared by Landform Professional Services dated 6/7/11.
   b. Private storm sewer and appurtenances.
   c. Private sanitary sewer system
   d. Private watermains and appurtenances
   e. Private trunk and lateral storm drainage facilities
   f. Bituminous driveways, parking lots, and maneuvering areas.
   g. Continuous, B6/12 concrete curbing and gutter around the perimeter of all bituminous surfaces.
   h. Installation of Landscaping in accordance with the Landscape Plan prepared by Landform Professional Services dated 6/7/11.
   i. Irrigation metering and backflow devices shall be approved as part of the Utility Plan, and installed accordingly.
   j. Irrigation rain sensors shall be installed and appropriately placed throughout the development.
   k. Establishment of turf in areas disturbed during construction and in accordance with the Plat.
   l. Temporary and permanent erosion control

   ("Required Improvements)".

   The **Permittee** agrees to construct the Required Improvements according to the terms and conditions of this agreement and in accordance with **Permittee's** plans submitted to the **City.**

7. **Required Improvements Completion Date**. The Required Improvements shall be completed on or before August 9, 2012.

8. **Required Improvements Financial Guarantee**. The PERMITTEE agrees that no Certificate of Occupancy shall be issued until such time the Required Improvements are completed. If the PERMITTEE requests a Certificate of Occupancy prior to completion of the Required

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Improvements, the PERMITTEE shall be required to deposit with the City a cash escrow or letter of credit, approved as to form by the City, in the amount 125% of the City's estimated cost of the uncompleted Required Improvements. Prior to the issuance of the building permit, all financial guarantees must be provided as required herein. [NOTE: If the Developer has bids for the required improvements that are proven to be lower than our Engineer's Estimate, the City Engineer will take those bids in consideration for the financial guarantee. Bids may need to be accepted and signed to be used for this purpose.]

Upon completion of the construction of the Required Improvements, the financial guarantee shall be returned to the **Permittee** and the **Permittee** shall be required to provide the landscaping maintenance guarantee described in Paragraph 12 of this Development Permit. The determination of completion of the construction of the Required Improvements shall be made by the City Council after consultation with the City Engineer. In the event the **Permittee** fails to construct and install the Required Improvements as required herein, the City Council may order the completion of the Required Improvements with City day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Required Improvements and withdraw from the escrow account. The **Permittee** hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Site for the purpose of completing the construction and installation of the Required Improvements in the event of the **Permittee's** default.

9. **Inspection Fees.** The **Permittee** shall be responsible for all inspection costs incurred by the City related to the installation of Required Improvements. The **Permittee** shall make a cash deposit into the appropriate escrow account at the City and the City shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the Required Improvements, which equates to _____ Dollars and No Cents ($_____.00) (5% x $_____). Upon completion of the Improvements to the satisfaction of the City, any surplus balance remaining in the City's escrow account shall be refunded to the **Permittee**.

SECTION II
PERMITS AND OCCUPANCY

10. No building permit for any lot in the Plat shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the proposed structure; (b) a Certificate of Survey, including the survey information required by the **CITY**, has been supplied to the **CITY** Building Official; (c) all the financial guarantees required by the **CITY** have been satisfied; (d) a permit from the Lower Rum River Watershed Management Organization has been obtained; (e) a permit from Anoka County Soil Conservation District has been obtained (if necessary); and (f) this Contract has been signed and received by the **CITY**.

11. No Certificate of Occupancy for any lot in the Plat shall be issued until: (a) vehicular access to the lot is provided, including installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **CITY** in accordance with this Agreement; (c) for lots that have a slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, is provided to the **CITY** documenting that the flattest grade on the lot is 1% or greater; and (d) boulevard sod and landscape tree, or escrow for same, have been

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provided (e) all improvements included in the Permittee Plans, including amendment required of the City Staff Review Letter dated June 29, 2011, *revised August 3, 2011* are completed, or financial guarantee in the amount of 125% the City Engineer's estimate of the cost of said improvements is secured in the form of cash escrow or letter of credit.

SECTION IV
LANDSCAPING

12. **Maintenance Guarantee for Landscaping**. It is herein agreed that the **Permittee** shall provide a maintenance guarantee to ensure the survival of the plantings for the Subject Property, in accordance with the Landscape Plan prepared by _____ dated _____. Said maintenance guarantee shall consist of cash or a letter of credit, approved as to form by the City, in the amount of _____ Dollars and No Cents **($_____.00)** [# plantings (__ trees, ___ shrubs) x cost/planting ($150/tree, $75/shrub) x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the City's acceptance of said plantings as part of the Required Improvements.

    At the end of the two-year period, the maintenance guarantee shall be returned to the **Permittee**. The determination that all plantings that have been planted in accordance with the **Site Plan** have either survived or have been replaced shall be made by the Community Development Department. In the event the **Permittee** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with City day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **Permittee** hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the **Permittee** default.

SECTION V
GENERAL

13. **Boulevard and Area Restoration**. The **Permittee** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **Permittee** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to this **Site Plan** resulting from grading or other construction performed in the development of the land.

14. **Construction Site Maintenance**. The **Permittee** shall adhere to all City ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

15. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this Agreement as Required Improvements, unless specified as fixed amounts, are estimated. The **Permittee** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

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16. **Site Plan Approval Expenses**. The **Permittee** agrees that it will pay to the **City** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **City** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **City's** expenses within the fifteen (15) day billing period will permit the **City** to draw upon any of the escrows required by this contract for payment.

17. **Reimbursement to the City**. The **Permittee** agrees to reimburse the **City** for all costs incurred by the **City** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

18. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phase of this Development Permit is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Development Permit.

19. **Proof of Authority**. When the **Permittee** is a corporation, the **City** requires proof of authority by the corporation to execute this Development Permit.

20. **Violation of This Permit**. If the **Permittee** fails to perform any of the terms of this Permit in the manner required by the **City**, the **City** shall be entitled to recover, from the **Permittee** or the issuer of **Permittee** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this Development Permit by the **Permittee** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

21. **Agreement Binding On Successors and Assigns**. The **Permittee** agrees that this Development Permit shall be binding upon its successors and assigns.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this _____ day of _____, 2011.

FIRST PHOENIX RAMSEY, LLC

By: _____

Its: _____

CITY OF RAMSEY

By: _____

Its: Mayor

ATTEST

By: _____

Its: City Administrator

STATE OF MINNESOTA)

DRAFT

) ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2011, before me a Notary Public personally appeared Bob Ramsey and Kurt G. Ulrich, to me personally known, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Bob Ramsey and Kurt G. Ulrich acknowledge said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 2010, by _____, _____ of First Phoenix Ramsey, LLC, a non-profit corporation under the laws of the State of Minnesota, on behalf of the company.

_____
Notary Public

DRAFT

THIS INSTRUMENT WAS DRAFTED BY:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

REVIEWED BY:

Randall and Goodrich
2140 Fourth Avenue
Anoka, MN

August 3, 2011

First Phoenix Group
Attn: David Kieffer
601 Carlson Parkway, Suite 1050
Minneapolis, MN 55305

Re: Final Plat (Minor Plat) and Site Plan Review
Stoney River

Dear Mr. Kieffer:

The City of Ramsey has received your application for a Minor Plat as well as a Site Plan to construct a 72 unit assisted living and memory care facility on approximately 6.5 acres of the existing Lord of Life campus. The Planning Commission has recommended approval of the request contingent upon the following:

- Required amendments as outlined in the attached Staff Review File dated June 28, 2011
- Processing necessary zoning amendments as it relates to assisted living and memory care as a permitted use outlined in the attached Staff Report.
- Working with Anoka County Staff in regards to safety and mobility improvements

Please note: this is only a recommendation that is subject to approval by the City Council.

Copies of the review file and staff report are attached for your review. The City Council will review the request on Tuesday, August 23rd at 7:00 p.m. in the Council Chambers. You, or a representative of the development, are highly encouraged to attend this meeting. Please contact me at your earliest convenience prior to the meeting to verify if you will be attending. Please let me know if you have any questions or concerns. I can be reached at 763-576-4308 or by email at tgladhill@ci.ramsey.mn.us.

Sincerely,

CITY OF RAMSEY

Tim Gladhill
Senior Planner

CC: Eric Kellogg, Landform Professional Services
Harry S. Johnson Surveyors
Greg Fritz, Lord of Life

Enclosures

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CITY OF RAMSEY PLANNING DIVISION
REVIEW FILE

DATE	6/30/2011 *REVISED* *8/17/11*	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	STONEY RIVER ASSISTED LIVING AND MEMORY CARE		
REVIEW FILE #			
APPLICANT:	First Phoenix Group		
PRIMARY REVIEWER:	Tim Gladhill– Senior Planner Phone: 763-576-4308 Fax: 763-433-9848 e-mail: tgladhill@ci.ramsey.mn.us		

We are in receipt of the proposed sketch plan for STONEY RIVER as well as the proposed Site Plan for Stoney River. The submittal consists of the following sheets:

- Final Plat Sheets 1 and 2 prepared by Harry S. Johnson Co., Inc. dated ___.
- Sheets C0.1, C1.0, C1.1, C2.0, C2.1, C2.2, C3.1, C3.2, C4.1, C4.2, C7.1, C7.2, C7.3, L2.1, and L2.2 prepared by Landform Professional Services dated 6/7/11
- South Elevation prepared by Mudrovich Architects undated
- Proposed Main and Second Floor Plans prepared by Mudrovich Architects dated 6/7/11

(the "Plans")

We offer the following comments regarding your site plan and plat submittal:

MINOR PLAT: STONEY RIVER

Planning and Zoning
Reviewer: Tim Gladhill, Senior Planner
tgladhill@ci.ramsey.mn.us
763-576-4308

General: The proposed plat consists of one (1) additional buildable lot (Lot 2) consisting of approximately 6.5 acres to facilitate the development of the proposed assisted living and memory care facility. The proposed plat also consolidates several other parcels that create the campus for the Lord of Life Church.

Lot Dimensions: The proposed lot dimensions (and required minimums) in reviewing the newly created lot (Lot 2) are as follows (approximate):

	Proposed	Required
Minimum Lot Size	6.55 acres	None
Minimum Lot Width	435-600 feet	100 feet

It appears that the proposed sketch plan conforms to all lot dimensional requirements as it relates to the Minor Subdivision request.

Development Fees. Development Fee calculations will be provided as part of the Site Plan Review for the Stoney River Assisted Living and Memory Care facility. *The City will consider utilizing the final SAC Unit Determination when calculating final development fees. Based on the initial SAC determination provided, development fees have been calculating using 33 units instead of 72, as per City policy.*

Easements. Additional, separate recordable trail easements will be required to be recorded simultaneously with the Plat as required by the Site Plan Review along Nowthen Boulevard (CSAH 5) and Saint Francis Boulevard (TH 47). Perimeter drainage and utility easements are required; and must be 10' in width adjacent to the right-of-way, and 5' in width on side/internal lot lines. Anoka County and Mn/DOT may also request restricted access dedication as well. Depending on the ultimate proposed stormwater management system, additional easements could be required for 100 year flood elevations on ponding areas. Additional easements may also be required over the watermain loop so that the City can exercise the valves and flush the hydrants to ensure proper functioning for adequate fire protection.

Development Contract. The developer shall be required to enter into a Development Contract with the City to ensure timely completion of required improvements and obligations. As part of the Development Contract, the Developer shall be responsible for certain securities and inspection fees related to required improvements. In order to determine these final numbers, the City will need a detailed, itemized listing and projected cost of all exterior improvements exclusive of the building (water, sanitary sewer, trail, parking lot, landscaping, etc.). A draft Development Contract will be available prior to review by the City Council. All associated development fees (trunk and lateral sanitary sewer, storm sewer, watermain, and trail) would also be referenced within and collected with the execution and recording of the development agreement. In order to complete the signature and acknowledgement pages of the Contract, the City will need the proper entity executing the documents. This includes the name and title of the individual authorized to sign on behalf of the entity.

SITE PLAN

Planning and Zoning
Reviewer: Tim Gladhill, Senior Planner
tgladhill@ci.ramsey.mn.us
763-576-4308

Please note that the follow review has been based on R-3 Residential Standards, rather than the B-1 General Business Standards of the existing zoning. The Planning Commission has recommended that the Subject Property be re-zoned to R-3 High Density Residential.

General: The development proposal consists of a two story, 72-unit assisted living/memory care. The facility will be located on a 6.5 acre portion of the current Lord of Life campus. The site will be located on the north west corner of Saint Francis Boulevard (Trunk Highway [TH] 47) and Nowthen Boulevard (County State Aid Highway [CSAH] 5).

Zoning: The site is currently zoned B-1 General Business District. This area is intended to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller

scale than the B-2 Highway Business District. Medical Clinics are a permitted use in this district, although City Code does not specifically provide for assisted living or memory care facilities, which include a residential component. *The Planning Commission has recommended that the City Council approve a Comprehensive Plan Amendment from Commercial to High Density Residential (HDR) and subsequently a Zoning Amendment from B-1 General Business to R-3 Residential.*

Building Height: The R-3 Residential District requires a maximum building height of 45 feet (as measured to mean gable height) for multifamily buildings within this district. The proposed building appears to have two stories with a gable/pitched roof. It is assumed that the building height is less than 45 feet; however, the developer should provide scaled renderings with the Building Permit to verify actual building height.

Maximum Structure Area. The R-3 District requires a maximum structure area of 35% of the lot area. The proposed structure appears to cover approximately 18% of the lot area.

Setbacks: The R-3 Residential District requires setbacks as provided below.

	Proposed	Required
Front	75 feet	25 feet
Exterior Development Boundary Line (EDBL)	130 feet	30 feet
Parking Node-EDBL	35 feet	35 feet
Parking/Maneuvering (ROW)	20 feet	20 feet
Parking/Maneuvering (EDBL)	***15 feet***	***30 feet***

It appears that a majority of the required setbacks are met with the proposed site plan. However, the required setback for parking and maneuvering areas along the exterior development boundary line appears to be deficient. However, given the spacing to the existing structure to the north of Lot 2 as well as the preferred future land use and future development for the site, Staff recommends that the intent of this ordinance provision is met. Given the tight spacing in the rear of the proposed lot, Staff encourages amending the rear property line to increase the size of the proposed lot, thus increasing the amount of green space provided to the proposed assisted living/memory care facility. This could be done for all, or a small portion of the rear property line.

Exterior Materials. All exterior wall finishes on the proposed building shall be subject to the provisions of City Code Section 117-113. The City may approve other materials and combinations of materials are encouraged. It appears that there is a mixture of shakes, stone, and glass with various accents proposed.

Waste Storage: The waste storage area is proposed to be contained within the proposed building.

Off-Street Parking - Spaces Required: Given the quasi-residential, quasi-commercial nature of the proposed use, Staff has applied a combination of commercial and medical use parking standards, rather than typical residential parking minimums. The off-street parking ordinance sets a <u>minimum</u> parking space standard of one (1) space per four (4) hospital beds plus an additional space for each employee. The site plan proposed 66 off-street parking spaces with space for an additional 28 spaces. It appears that there is ample parking for this type of use. Please provide the City with the number of employees for final verification of parking requirements.

Minimum Floor Area: City Code allows for housing of this nature in accordance with State Statute. Thus, please provide the City with necessary licensing to ensure compliance with State Statute for minimum bedroom size.

Signs: Please note that all signs for the proposed building must be approved through a separate sign permit process. Sign regulations can be found in City Code Chapter 117, Article II, Division 8. The developer is encouraged to review these sign regulations early in the process to avoid any unnecessary delays due to potential needs for special permits. Staff has received a photo of a potential, similar sign proposed to be used. Please provide dimensions of the sign for review. Ground signs are reviewed on the following:

- Maximum of 100 square feet per face (200 square feet aggregate)
- Maximum of 25 feet tall
- Dynamic Display is limited to 35% of the sign face
- Off-premise advertising copy must be processed as a Conditional Use Permit
- The City has the flexibility to increase these maximums through the issuance of a Conditional use Permit

Landscape Review
Reviewer: Chris Anderson, Associate Planner/Environmental Coordinator
canderson@ci.ramsey.mn.us
763-433-9905

Landscaping & Tree Preservation Plans: Required landscaping in the B-1 District is based either on lineal feet of site perimeter or square footage of building footprint, whichever results in more plantings, as well as total number of parking spaces provided. Based on the lineal footage of the site (2,822 feet) and the number of parking stalls provided (66), a total of sixty-two (62) trees are required. Based on the square footage of the proposed building footprint (53,228 sq. ft.), a total of 177 shrubs are required. The Plans indicate a total of fifty-four (54) trees and 104 shrubs to be installed, which, in addition to roughly 120 existing trees that will be preserved, satisfy the required number of plantings. The following additional comments are offered regarding the Landscaping and Tree Preservation Plans:

- Tree save fencing must be identified on both the grading plan (sheet C3.1) and the landscaping plan (sheet L2.1) and must be installed prior to any land disturbance activities.
- The following should be added to the notes section on sheets L2.1 and L2.2: Topsoil, whether imported or amending the existing topsoil, must meet or exceed Mn/DOT's Premium Topsoil specification (3877.3). The City has a list of 'pre-certified' suppliers that have submitted test results verifying the material meets this specification. If you opt to use an alternative supplier, or if amending onsite topsoil, documentation must be supplied to the City verifying that the material meets Mn/DOT's Premium Topsoil Borrow specification. A copy of the load tickets will also be required to pass the topsoil inspection.
- The Plans indicate various areas will be seeded rather than improved with sod. All areas not otherwise improved shall be finished with sod. Any deviation from this condition requires City Council approval.
- Any disturbed areas of right-of-way shall be restored to County and Mn/DOT standards, whichever may be applicable.
- Should City Council approve the use of seed rather than sod, details must be added to sheets L2.1 and L2.2 outlining application rate(s) and installation method.

- Please review and resolve any conflicts that may exist between the landscaping and grading/utility plans such that no trees, bushes, etc. are not being placed in emergency overflow areas obstructing flow, or are located on top of permanent infrastructure items (manholes, cleanouts, etc.)
- Please add labels to sheets L2.1 and L2.2 indicating which symbols represent Autumn Blaze Maple and Prairiefire Crabapple.
- Note #10 on sheets L2.1 and L2.2 references a McDonald's site, revise to state Stoney River.
- Add planting details for deciduous and coniferous trees and shrubs. The detail must, at a minimum, indicate the following:
    - Planting depth shall be such that the first set of primary roots is at final grade.
    - Remove twine, wiring, ropes and burlap from top and sides of root ball.
    - At time of planting, only prune out dead or damaged branches. All necessary pruning cuts shall be made just outside of branch collar area.
    - Remove all tags and labels.
    - Wood chip mulch shall not be piled against the trunk of trees.
- A two (2) year maintenance guarantee is required on all landscaping after initial acceptance by the City. Please add this to the notes section of sheets L2.1 and L2.2.

Civil Engineering Review
Reviewer: Tim Himmer, City Engineer
thimmer@ci.ramsey.mn.us
763-433-9893

Grading and Drainage: The following comments are offered regarding the June 7, 2011 Grading and Utility Plans prepared by Landform:

- Please make sure that all items shown on the various plan sheets are either clearly noted on the plans or are referenced in the legend.
- The B612 concrete curb detail should be amended to include base material extending to 1' beyond the back of curb. There are other City standard details that should also be included, and we can forward those to you for incorporation into the plans.
- The pedestrian ramp details have recently been modified at the state level, and the plans should be revised to include the most recent Mn/DOT approved detail and design.
- All retaining walls greater than 4' in height must be structural designed and certified by a registered engineer.
- We are continuing to evaluate the submitted stormwater plan and associated calculations so additional comments may be forthcoming, but there are some items that cause some immediate concern and/or clarification.
    - Please clarify the ultimate discharge points for the proposed storm sewer system. Three underground vaults are proposed but there is no conventional system in place to account for final discharge; is all water supposed to be infiltrated and never reach the surface? What would occur under a significant rainfall event or during frozen soil conditions?
    - Please provide the pre and post development rate of runoff calculations for this development.
    - A maintenance agreement will be required for the proposed storm sewer system outlining the expectations and requirements for the underground vault proposal. This document must be approved and recorded against the property at the time of platting.
    - There is a considerable amount of runoff directed down the access road to a limited number of catch basins. It may be difficult for these catch basins to capture all the water with the

limited inlet capacity, thereby creating ponding scenarios at the low points and triggering the overland overflows out into the right-of-way.

- Please submit the manufacturer's information related to the Ultra-Flo vault system; including but not limited to material, installation details, recommended maintenance, inspection manholes/clean-outs, and life expectancy.

The detail sheet must include the current City Details for any improvements proposed within the right-of-way. The manhole details should be updated to include language for a water tight wrap around the adjusting rings and include carconite markers for any manhole or gate valve that is located in unpaved areas.

The following notes should be added or amended on the plan set:

- Any impacts to City streets (wet tap and curb cut locations) should be brought to grade with class 5 by the end of the work day and paved within 24 hours.
- The contractor should have a sweeper on site or available within 3 hours. All material tracked onto City streets must be removed immediately upon discovery, or as directed by the City Engineer.
- Installation of silt fence and other down gradient sediment protection measures shall be completed and inspected prior to commencement of any site activities.

Please note on the plans if there is any dewatering required for this project. If so, the City will want to review the dewatering plan prior to implementation. No dewatering activities can occur until the required permit is secured and submitted for review.

Street and Building Access: One additional access point is being proposed for Lot 2, which is being located to line up with the existing Iodine Street on the southwest side of Nowthen Boulevard (CSAH 5). Staff is acceptable of this access and location, but it must be approved by Anoka County, as that road falls under their jurisdiction. ***Please clarify if this access road is proposed to have a crown in the road or will have superelevation and drain north to south***. If it is intended to direct runoff to the south curbline, tipout curb and gutter should be installed along the north curbline and referenced in the plans with appropriate details.

Noise mitigation: It shall be the responsibility of the Developer to determine compliance with noise mitigation standards since this is a use that is adjacent to the Trunk Highway system and the County road system. The State, County, and City do not have any plans or moneys allocated to introduce noise mitigation adjacent to this property. Please provide a noise analysis and concurrence letter from the MPCA that the development is using the most reasonable and feasible methods to control the effects of the traffic noise that is already in place.

Utilities:

- Please confirm that the proposed 8" watermain is adequately sized for both domestic use and fire flow requirements.
- All ductile iron watermain 6" in diameter and smaller requires class 53 material.
- All hydrants must be hand painted.

Sidewalk and Trails. A ten (10) foot wide trail is required along Nowthen Boulevard (CSAH 5), as indicated on the Plans. Any portion of trail on the Subject Property (not within the right-of-way) shall be encumbered by a perpetual trail easement to encumber the trail plus five feet for maintenance purposes,

except as agreed upon along the proposed retaining wall. The perpetual trail easement shall be reviewed and approved by the City Attorney.

In those locations which the trail on Nowthen Boulevard (CSAH 5) is located within the Anoka County Right of Way, it is necessary to receive a right of way permit from the Anoka County Highway Department. Concerns that they will have are not limited to but will include the perpetuation of drainage within the ditches and a requirement for cross section drawings at least every 50 feet.

Additionally, it is required to locate a trail on both sides of Trunk Highways, County Roads, State Aid roads and collector roadways through medium density housing land uses. Therefore a trail would technically be required along the west side of Saint Francis Boulevard (TH 47) as indicated in the 2030 Comprehensive Plan and Master Park and Trail Map. However, City Staff is recommending conveyance of a twenty (20) foot perpetual trail easement along TH 47 in lieu of construction to ensure the possibility of a future connection. Staff acknowledges multiple future connection possibilities as well as the ability to pick up the connection with future development planned for the Lord of Life campus.

Additionally, any site utilities (sanitary sewer and watermain) proposed within this trail easement must be relocated outside of the easement or buried to a depth that they would not need to be relocated in the future.

Finally, Staff recommends that the Applicant consider a pedestrian connection in the Anoka County Right of way to Dysprosium Street. A site distance analysis should be completed and discussions should be held with Anoka County to determine the feasibility of including a crosswalk at that intersection.

Permits: The applicant is responsible to secure all required permits for this project; including but not limited to an MPCA NPDES construction permit, a Lower Rum River Watershed Organization permit, and Anoka County and MnDOT right-of-way permits. Additionally, the contractor performing the work will be required to get a City license and right-of-way permit.

Lighting: The City has not received a lighting plan for review. City standards require that the luminaire (light source) must not be visible from beyond the property line. Any lighting used to illuminate an off-street parking area, sign, or structure shall be arranged to deflect away from Nowthen Boulevard (CSAH 5) and Saint Francis Boulevard (TH 47). The Applicant is responsible for the installation, and three (3) years of operations and maintenance, of all boulevard lighting. A light should be included at the access point onto Nowthen Boulevard to adequately light this area.

REU Number: This property will be subject to a storm water utility charge based upon the amount of impervious surface on the site. The quarterly charge is dependent upon the number of Residential Equivalent Units (REU) calculated for this property. The site is proposed as 48.7% impervious. This leads to an REU of (2.66 x 6.55) 17.423 and a quarterly stormwater fee of $646.04.

Fire Department/Public Safety Review
Reviewer: Matt Kohner, Fire Marshal
mkohner@ci.ramsey.mn.us
763-433-9832

Site Access: The required fire department access road shall be a minimum unobstructed 20 ft. in width and 13 ft. 6 in. clear height and shall be designed to support an apparatus with a gross axle weight of 75,000 lbs. The turning radius for emergency apparatus roads is 30 ft inside and 50 ft outside radius or as approved by the code official. The proposed building is required to have an emergency vehicle access road within 150 ft of any exterior portion of the structure. Please add these notes to the applicable sheets.

Site Water: The required spacing between fire hydrants is 400 ft. A fire flow test is required to verify fire flow requirement is available. All water mains and hydrants shall be installed and operate as soon as combustible materials arrive on construction site. Please add these notes to the applicable sheets.

DEVELOPMENT FEES

Please note that the City is willing to consider utilizing the SAC Unit Determination as the number of unit calculation for the following fees. It shall be the responsibility of the developer to provide the City with the SAC Determination, processed by the Metropolitan Council. A preliminary SAC Analysis has been completed with a SAC Unit Determination of 33 units.

Park Dedication. The 2011 Park Dedication Fee for assisted living complexes is $4,738 per acre. This equates to ***$30,778.00*** (6.55 acres x $4,735). The rate in effect at the time the Plat is recorded will be collected.

Trail Development Fees: The 2011 Trail Development Fee is $600 per unit. This equates to ***$19,800.00*** (33 units x $600). The rate in effect at the time the Plat is recorded will be collected. A portion of the trail fees may be credited back to the applicant if they construct off-site trail connections as part of this application.

Sanitary Sewer Trunk/Connection. The 2011 Sanitary Sewer Trunk Fee is $1,318 per unit. This equates to ***$43,594.00*** (33 units x $1,318). The rate in effect at the time the Plat is recorded will be collected.

Water Trunk/Connection. The 2011 Water Trunk Fee is $2,308 per unit. This equates to ***$76,164.00*** (33 units x $2,308). The rate in effect at the time the Plat is recorded will be collected.

Sanitary Sewer Lateral Benefit. The 2011 Sanitary Sewer Lateral Benefit Fee is $3,989 per connection. This equates to ***$3,989.00*** (One [1] connection x $3,989). The rate in effect at the time the Plat is recorded will be collected. *If the cost to extend service to the proposed building exceeds the cost of the lateral benefit fee, the City will consider a credit to this fee.*

Water Lateral Benefit. The 2011 Water Lateral Benefit Fee is $9,102 per connection. This equates to ***$9,102.00*** (One [1] connection x $9,102). The rate in effect at the time the Plat is recorded will be collected. *If the cost to extend service to the proposed building exceeds the cost of the lateral benefit fee, the City will consider a credit to this fee.*

Stormwater Management. The 2011 Stormwater Management Fee is $465 per unit. This equates to ***$15,345.00*** (33 units x $465). The rate in effect at the time the Plat is recorded will be collected.

***Sewer Availability Charge**. Per the SAC Unit Determination, the SAC fee for 2011 is $2,230 per unit plus a $200 SAC Handling Fee per residential equivalent and is estimated at $69,300. This charge is collected with the Building Permit and is paid to the Metropolitan Council. The project is also subject to a SAC Handling Fee, which will be calculated with the Building Permit.*

***Water Availability Charge.** The City uses the SAC Unit Determination for WAC fees as well. Per the SAC Unit Determination, the WAC fee for 2011 is $1,701 per unit and is estimated at $53,691. This charge is collected with the Building Permit.*

GENERAL INFORMATION

Additional Review. Due to its location, the request has been forwarded to Anoka County Highway Department and Mn/DOT for review and comment. Mn/DOT has commented that a drainage permit shall be required.

The Anoka County Highway Department has responded that additional turn lanes shall be required, supported by the recommendation of the Ramsey Planning Commission. Also, the Anoka County Highway Department has scheduled a reclaim and overlay project on Nowthen Boulevard (CSAH 5). Anoka County requests the development of the Subject Property be coordinated with this Anoka County project in order to minimize impacts to the roadway surface and disruptions to traffic due to construction. Finally, Anoka County has requested, to the best of the City's ability, to explore shared access arrangements with Lord of Life Lutheran Church. The Applicant, Lord of Life, and City Staff should meet with Anoka County Staff as soon as possible to discuss finalizing these items, consistent with our recent discussions..

Next Steps. *Following review by the City Council, assuming final approval, City Staff will complete the final draft of the Development Contract(s). City Staff will issue the developer a Recording Punchlist in preparation for recording the Final Plat with the Anoka County Recorder. The Applicant shall obtain approval from the Anoka County Surveyor prior to printing final versions of the Plat on mylar.*

All comments contained within this letter shall be included in the final set of plans submitted with the Building Permit. The Applicant shall be responsible for all required permits including, but not limited to, the MPCA NPDES Permit and Lower Rum River Water Management Organization (LRRWMO) Permits.

CC Regular Session **7. 4.**

Meeting Date: 08/23/2011

By: Tim Gladhill, Community Development

Title:

Adopt Ordinance to Change Civic Center Drive to Veteran's Drive.

Background:

The City has received a request from PSD, LLC, owner of the Ramsey Medical Building, to rename Civic Center Drive to Veteran's Drive. The Ramsey Medical Building will include the Veteran's Administration (VA) Community Based Outpatient Clinic (CBOC), scheduled to open this fall.

Notification:

Notification is not required. The only current building that currently has a Civic Center address is the Ramsey Medical Building, set to open this fall. In addition, the request has come from the building's current owner.

Observations:

Street names are officially given as part of the platting/subdivision process. Civic Center Drive was approved as part of the original Ramsey Town Center plat. The City has received a request to change the name of this road to Veteran's Drive to coincide with the opening of the VA Clinic. Changes to street names require the passage of an ordinance. Civic Center Drive runs along the south side of The COR, parallel to the railroad tracks. Other impacted addresses appear to be the future rail station and potentially the future Suite Living complex.

The Ordinance was introduced on August 9, 2011, and is now eligible for adoption.

Recommendation:

Staff recommends approval of the ordinance changing Civic Center Drive to Veteran's Drive.

Funding Source:

The request is being handled as part of regular staff duties. New street signs will be prepared as part of the public works annual budget.

Council Action:

Motion to waive the Charter requirement to read the ordinance aloud -AND- adopt the ordinance to change Civic Center Drive to Veteran's Drive.

Roll Call Vote:

Councilmember Elvig
Councilmember McGlone
Councilmember Tossey
Councilmember Strommen
Councilmember Wise
Councilmember Backous
Mayor Ramsey

Attachments

Proposed Ordinance

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:11 PM

Form Started By: Tim Gladhill Started On: 08/17/2011

Final Approval Date: 08/18/2011

ORDINANCE #11-___

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE CHANGING THE NAME OF CIVIC CENTER DRIVE N.W. TO VETERAN'S DRIVE N.W., LYING WITHIN THE PLAT OF RAMSEY TOWN CENTER ADDITION

The City of Ramsey Ordains:

SECTION I. NAME CHANGE

The name of Civic Center Drive N.W. lying within the plat boundaries of Ramsey Town Center Addition shall become Veteran's Drive N.W.

SECTION 2. EFFECTIVE DATE

This Ordinance becomes effective upon its passage and (30) thirty days after its publication according to law, subject to City Charter Provision, Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the 23rd day of August, 2011.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction Date:
Posting Dates:
Adoption Date:
Publication Date:
Effective Date:

CC Regular Session **7. 5.**

Meeting Date: 08/23/2011

By: Tim Gladhill, Community Development

Title:

Consider Comprehensive Plan Amendment

Background:

In 2008, the City completed the 2030 Comprehensive Plan Update. Since that time, several conditions have changed that have necessitated a Comprehensive Plan Amendment to ensure consistency between various City, County, and Metropolitan Council policies. Upon approval by the City, the Comprehensive Plan Amendment will need to be reviewed by adjacent/affected jurisdiction (60 day review period) and the Metropolitan Council (60 day review period).

Notification:

The Public Hearing was properly notified in the Anoka County Union.

Observations:

The COR Master Plan

Attached for review is the approved Development Plan by the City's Housing and Redevelopment Authority (HRA). The HRA acquired approximately 150 acres of the former Ramsey Town Center development (now called The COR). Through a series of public open houses and HRA workshops, the City, through the development management services of Landform Professional Services, has developed a proposed new master plan for the development.

The area of the proposed change is focused on the west approximately 50 acres. A majority of this area is currently guided as COR-4b, which is best characterized as medium density residential. This area is now proposed to include larger scale retail to anchor the development to support the smaller scale retail still currently envisioned in the center of the development. The plan also impacts what was previously envisioned as West Meandering Commons, which is now configured as Lake Ramsey Park. The grading activities for Lake Ramsey Park will accommodate at least a portion, if not all, of the fill required to complete the development.

No actual change to the Future Land Use Map is required, as the area is listed as Mixed Use. However, due to the level in change in households and employment, an official change to the Master Plan is required.

Planned Transportation System

Due to a series of completed and planned projects, several revisions to the Planned Transportation System Map are required. These include Metropolitan Council-initiated System Statement Amendments, Legacy Christian Academy, Variolite Street, 167th Avenue, and McKinley Street near the Public Works Campus.

The System Statement is a Metropolitan Council approved framework for all Comprehensive Plans. Amendments were made to system-wide System Statements for transportation as well as Parks and Open Space. Two changes are required of the City. The future river crossing must be re-classified from a Principal Arterial to a Minor Arterial. The text of the Transportation Section must be amended to note the fact that the City is located within Transit Service Areas III and IV.

Parks, Recreation, and Open Space

An amendment to the Central Anoka County Regional Trail is being requested by City Staff to capitalize on several

regional systems. Staff proposes amending this planned regional trail to connect through the center of The COR, connecting to the Transit Station and future Northstar Commuter Rail Station and continuing across Highway 10 across a proposed pedestrian crossing. This pedestrian crossing is proposed to connect to Mississippi West Regional Park as well as the Mississippi River Trail (MRT). The MRT has regional as well as national significance.

Future Land Use Map

Based on feedback during the amendment to Official Zoning Map to implement the 2030 Comprehensive Plan, two (2) areas requested further study and essentially objected to the re-zoning. These two (2) areas included an area at the southeast intersection of Nowthen Boulevard and Green Valley Road guided as Commercial and a parcel south of Highway 10, west of the former Diamonds parcel guided as Medium Density Residential (MDR). These areas are proposed to revert back to the original land use as indicated on the attached Future Land Use Map.

Saint Francis Boulevard (TH 47) and 167th Avenue Special Area Plan

The City Council and Economic Development Authority (EDA) have identified a need for further study and master planning in the area of the commercial node at 167th Avenue and TH 47. This commercial area has shown indications of under performing as a commercial area as seen by several vacancies. In addition, the City acquired a larger parcel in order to construct Water Tower #3. There is excess property for development. The City Council and EDA wish to explore potential for redevelopment.

Wellhead Protection Plan

In 2009, the City completed a Wellhead Protection Plan as required by the Minnesota Department of Health. The plan requires that the Comprehensive Plan set up an overlay district on the Official Zoning Map in certain areas surrounding all municipal wells. The overlay is intended to identify, mitigate, and prevent potential hazards from entering the public water supply.

Recommendation:

The Planning Commission held a Public Hearing on August 4, 2011 and recommended approval of the Comprehensive Plan Amendment.

Funding Source:

All costs associated with processing the Comprehensive Plan Amendment are being handled as part of regular staff duties.

Council Action:

Motion to direct staff to distribute the Comprehensive Plan Amendment to adjacent jursidictions as required by State Statute and adopt the resolution to approve the Comprehensive Plan Amendment, subject to final review by the Metropolitan Council.

Attachments

Former Ramsey Town Center Master Plan
The COR Development Plan 5.03
Proposed Future Transportation Map
Revised Chapter 10
Proposed Future Land Use Map
Proposed Special Area Plan Area
Revised Chapter 5
Wellhead Protection Map 1

Wellhead Protection Map 2

Revised Chapter 9

Resolution Adopting Amendment

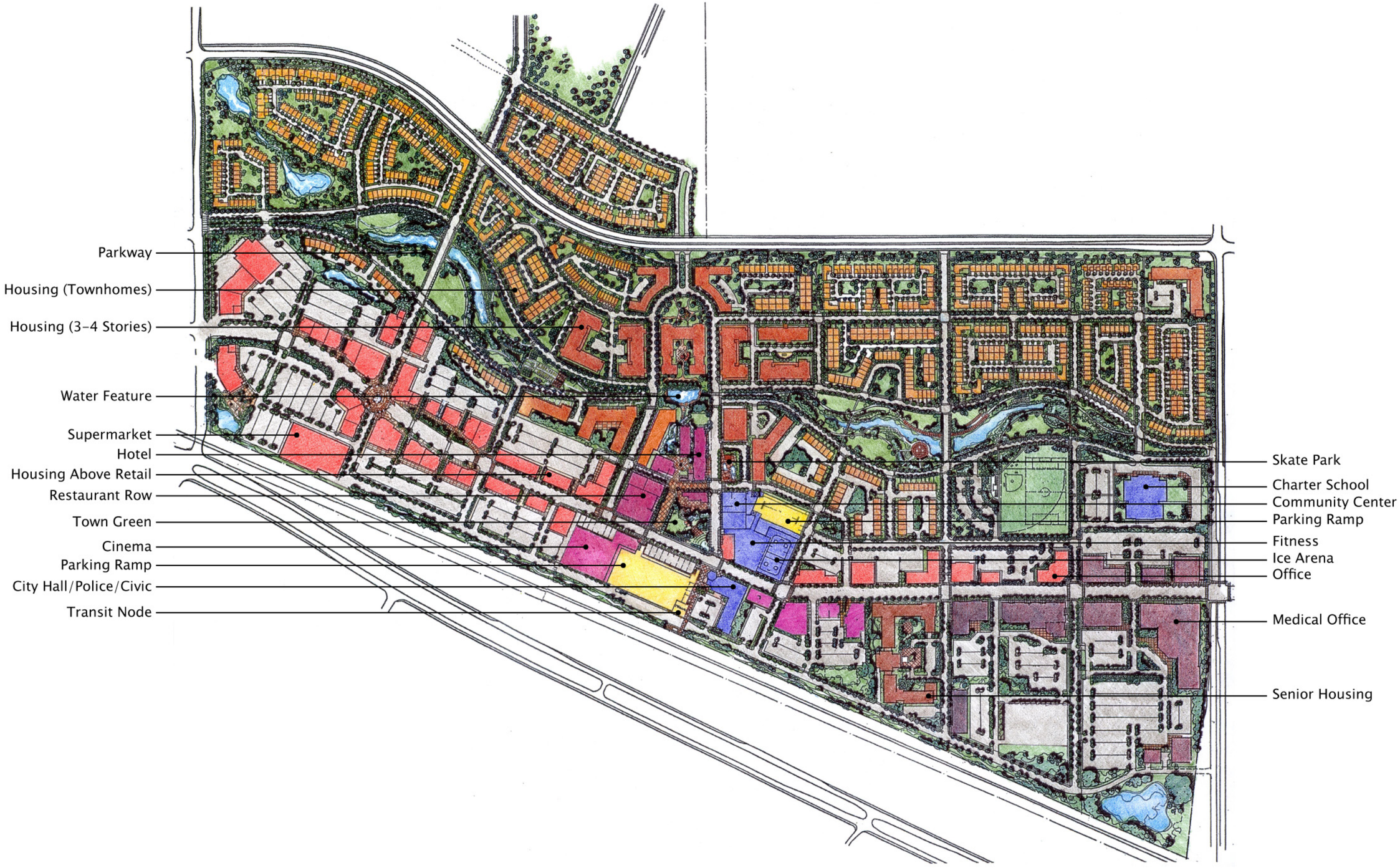
Resolution Adopting Amendment

Form Review

Inbox	Reviewed By	Date
Aaron Backman	Aaron Backman	08/17/2011 03:58 PM
Heidi Nelson	Heidi Nelson	08/18/2011 10:01 AM
Kurt Ulrich	Kurt Ulrich	08/18/2011 02:59 PM

Form Started By: Tim Gladhill Started On: 08/09/2011 11:16 AM

Final Approval Date: 08/18/2011



12 March 2004

esg elness swenson graham architects inc.

RAMSEY TOWN CENTER
Ramsey, Minnesota

Site Plan

THE COR

RAMSEY, MINNESOTA



LAND DESIGNATION

- PARK/PUBLIC SPACES
- PARCELS FOR SALE
- PARCELS OWNED BY OTHERS

DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- F — FULL INTERSECTION
- 3/4 — NO LEFT OUTBOUND MOVEMENTS
- P — PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES

NORTH 0 300 600

LANDFORM
From Ste to Finish

DEVELOPMENT PLAN 5.03

05.19.2011

Landform® and Site to Finish™ are service marks of Landform Professional Services, LLC.

City of Ramsey
2030 Comprehensive Plan

Planned Transportation System



0.6 0 0.6 Miles

Nowthen

Oak Grove

Andover

Dayton

Anoka

Elk River

181st Ave. NW

Baugh St. NW

10,000
10,700

173rd Ave. NW

175th Ave. NW
5,200
3,400

Green Valley Rd. NW
10,100
13,600

179th Ln. NW
3,800
3,800

15,100
15,100

Nowthen Blvd. NW
9,100
10,900

167th Ave. NW

47

12,000
12,100

Armstrong Blvd. NW
17,400
18,700

Variolite St. NW

Ramsey Blvd. NW
15,200
16,300

4,900
4,600

Sunfish Lake Blvd. NW

Bunker Lake Blvd

Sunfish Lake

St. Francis Blvd. NW

11,600
12,400

14,600
14,800

22,800
23,500

Rum River

Alpine Dr.

Itasca Lake

22,900
22,100

23,400
18,500

43,200
44,800

40,400
41,700

24,600
23,600

18,700
22,200

23,700

Mississippi River

10

169

Would reduce to partial interchange
if river crossing constructed

1,200 2030 ADT with Future River Crossing

1,200 2030 ADT without Future River Crossing

- Existing Principal Arterial
- Existing A Minor Reliever
- Existing A Minor Expander
- Existing A Minor Connector
- Existing B Minor Arterial
- Existing Major Collector
- Existing Minor Collector
- Existing Local Roads
- Existing Trails
- Future Minor Collector
- Potential Bridge Corridor
- Proposed Trails
- Planned Interchange
- Proposed Interchange
- Proposed Commuter Rail Station
- Proposed Overpass
- Park
- Northstar Commuter Rail
- Water

July 14, 2009
Revised July 27, 2011

I:/438/43807001/GIS/maps/future trans class.mxd

10. PARK, RECREATION AND OPEN SPACE

A. Existing Park and Recreation Facilities

Parks and natural open space are vital to the quality of life in Ramsey and in many ways define the community. Ramsey is fortunate to have retained many natural resources within its boundaries. One such example is Trott Brook with its associated wetlands and uplands, creating a natural greenway spanning the northern 1/3rd of the city. Another is Elmcrest Park with the future potential of trails along Ditch #66, crossing the center of Ramsey, connecting Central Park, the Lake Itasca Trail, and neighborhoods along the way.

Ramsey by area is more than 17% wetlands of varying types and classes. Of the many wetland complexes, some have valuable oak and other forested areas in association providing residents opportunities to live and recreate in these natural settings. These patches of habitat are valuable vestiges for the wildlife that residents value.

Mississippi River and Rum River are significant water resources, and both part of the State's Wild and Scenic Rivers system and literally define the community. These two rivers are also state designated canoe routes, or recreational water trails. It is Ramsey's bituminous trail and sidewalk system that can be said to be the recreational fabric that knits all of these parks and resources together, while providing a recreational resource unto itself.

The City of Ramsey is also unique in that it has two county parks within its boundaries that are a part of the Metropolitan Council's regional system. Mississippi West Park includes bluffs, wooded areas and two islands on the Mississippi River. The 273 acre park is proposed to be developed within the next several years. The concept plan suggests a sustainable design center in addition to the usual county park facilities. One important feature will be a small boat landing and fishing pier, which will provide additional access to this most prominent river in the nation. The City, in coordination with Anoka County Parks, began construction of a boat landing within this park to provide the community a public access to the Mississippi River.

Rum River Central Park is 434 acres, 304 acres of which are in the City of Ramsey (the remaining is in the City of Oak Grove) and occupies the northeast corner of the city. The park has received over two million dollars in investments in recent years, including miles of bituminous and equestrian trails as well as a large pavilion, and canoe and small boat landing.

In addition the county facilities, Ramsey also benefits from the Mn/DOT Wayside Rest between Highway 10 and the Mississippi River in western Ramsey that has visitor contact building with restrooms, canoe access and picnic facilities. This site may also serve as a trailhead for the future Mississippi River Trail that will traverse from the Headwaters in Minnesota, through 10 states to New Orleans.

Several community and neighborhood parks ranging in size from less than one acre to over 100 acres are to be found throughout the City. These parks were typically deeded to the City as part of the subdivision park dedication requirements. Neighborhood parks include play structures, play fields and trail connections, while many non-urbanized public land remains undeveloped or is recognized as open space. Emerald Pond Park is unique in terms of a pergola and faux stream and like many neighborhood parks, popular for day care providers. Three (3) notable community parks include the 45-acre Central Park (primarily an athletic complex), Elmcrest Park, and also River's Bend Park with a mix athletic facilities, natural resources, and access to fishing.

In terms of significant outdoor recreation available from the private sector, Ramsey has two 18-hole golf courses open to the public; the Links at Northfork located in northwest of Lake Itasca and Rum River Hills Golf Course to the east, adjacent to the river at the 167th Avenue alignment. An additional outdoor recreation facility that is privately owned and operated but open to the public is the 160 acre Boy Scouts of America site along the Rum River. This is used for recreational camping and outdoor activities for scouts, as well as the city's Safety Camp.

The total amount of acreage devoted to the park and open space system is over 1,800 acres or approximately 10% of the of the City's 28 square miles. Table 10-1 includes a basic park inventory for the City of Ramsey.

Table 10-1 Park, Recreation and Open Space Inventory

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
AUTUMN HEIGHTS	56.9	NEIGHBORHOOD				X					1					X					
BEAR		NEIGHBORHOOD									X										
BEAUDRY'S	5.6	OPEN SPACE																			X**
BROOKVIEW PARK NORTH	1.7	SPECIAL USE															X			X	
BROOKVIEW PARK SOUTH	1.5	OPEN SPACE																			
CAROLINE ACRES PARK	2.3	OPEN SPACE																			
CENTRAL PARK	41.3	COMMUNITY	2	X	X	X	X	X	2L		6	1	X	X		X					

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
CLOQUET ISLAND		COUNTY																			
COTTONWOOD		NEIGHBORHOOD																	X		
DEERWOOD	10.9	OPEN SPACE																			
EMERALD POND	11.2	NEIGHBORHOOD			X	X					X		X	X		X	X				
FLINTWOOD TERRACE	15.9	NEIGHBORHOOD									X					X	X		X		X ***
FORD BROOK	3.8	MINI-PARK														X	X				
FOREST HIDEAWAY		OPEN SPACE																			
FOSTER CEMETERY		CEMETERY																			
FOXPARK	22.4	NEIGHBORHOOD								X						X			X		X ***

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
GORHAM SANDY ACRES		OPEN SPACE																			
GREENLAND HILLS EAST	14.9	OPEN SPACE																			X**
GREENLAND HILLS WEST	8.5	OPEN SPACE																			X**
HUNTER'S HILL	3.7	MINI-PARK														X	X				
LAKE ITASCA	28.5	COMMUNITY																			
ITASCA TRAIL		TRAIL																	X		
MISSISSIPPI WEST	204.2	REGIONAL/ COUNTY																			
OAKRIDGE	32.2	OPEN SPACE																			
PELTZER PARK	32.9	NEIGHBORHOOD						X								X	X				

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
RABBIT PARK		NEIGHBORHOOD									X					X					
ELEMENTARY SCHOOL	53.3	COMMUNITY				X	X	X	2		2										
REILLEY EAST	3.3	MINI-PARK																			
REILLEY WEST	2	MINI-PARK																			
RIVERDALE	2.7	TRAIL CORRIDOR								X	X			X		X				X	
RIVERS BEND	47.3	COMMUNITY				X				4	X		X			X			X	X	
RIVERWOOD HILLS NORTH	1.4	MINI-PARK																			
RIVERWOOD HILLS SOUTH		NEIGHBORHOOD																			
BOY SCOUT CAMP		PRIVATE PARK																			

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
RUM RIVER CENTRAL	308.8	REGIONAL/ COUNTY		X	X	X													X	X	
SHAWN ACRES	4.4	MINI-PARK														X	X				
SOLSTICE	1.6	MINI-PARK			X											X			X		
SPORTS HAVEN NORTH	23.4	OPEN SPACE SPECIAL USE																			
SPORTS HAVEN SOUTH	1.7	OPEN SPACE SPECIAL USE																			
STANHOPE RIVER HILLS		OPEN SPACE																			
TITTERUD	6.8	NEIGHBORHOOD								2L	X		X			X	X				
TRAPROCK COMMONS	3.8	OPEN SPACE				X															
TROTT BROOK CORRIDOR	6	TRAIL CORRIDOR																			

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
WAYSIDE REST	18	REGIONAL/STATE	X	X	X	X														X	X *
WHISPERING PINES NORTH		OPEN SPACE																			
WHISPERING PINES SOUTH		OPEN SPACE																			
WOODLAND GREEN PARK	4.7	MINI-PARK			X											X	X		X		

X * = INTERPRETATION
X ** = WETLAND
X *** = BOARDWALK

B. The Parks and Recreation Plan

In addition to the inventory, the Ramsey Park system is also divided into 17 Recreation Districts. These districts are delineated by major roadways or other barriers and provide a means for more effective planning in determining future park needs at the larger neighborhood level. A broad overview of the existing park system in Ramsey reveals a number of small underutilized neighborhood parks scattered throughout rural areas of the community that have developed at very low densities. This low-density development (or large lot development) does not support high use of a neighborhood park system and thus can lead to inefficiencies. A larger scale community park, which would provide park and recreation opportunities not available within private yards of large lots, would prove a more effective and efficient use of a park and recreation system to serve the rural areas of Ramsey. It is this opportunity, as well as the need for additional spaces for the growing youth athletic program that call for a sixth Community Park in the north central part of the city. The remaining major emphasis in the rural area of Ramsey should be in providing trail connections to get people to larger park facilities such as Central Park, Elmcrest and Rum River Central Regional Park as well as in preserving open space corridors consistent with more rural land use.

This same focus does not apply to the more urban areas of the city. Higher density development demands more parks that are within walking distances and provide a greater variety of activities. It would be wise to start planning for the provisions of neighborhood parks in future urban areas as well as looking to fill gaps in existing urban developed areas. Also as traffic patterns become denser within the urban areas, more neighborhood barriers exist increasing the need for more neighborhood park facilities. Trail development is a significant element of future park planning as a means to connect residents, and place to work, shop and recreate. Therefore, the City should continue installing paved trails or sidewalks along all collector streets concurrent with their construction.

The Mississippi River Regional Trail (Anoka County Segment) is an existing trail east of the Rum River in the city of Anoka. The trail is proposed to be extended to the west to connect to Mississippi West Regional Park and on to Sherburne County. Anoka County will work with the City of Ramsey and others on the completion of a master plan for this part of the trail. The Central Anoka County Regional Trail is an existing trail east of the City of Anoka. This trail is also proposed to be extended to the west to connect to Mississippi West Regional Park and Anoka County will work with the City of Ramsey and others on the completion of this trail in the future. A future segment of the Rum River trail is also being proposed, connecting to Rum River Central Regional Park. General alignment of these three trails are shown on Figure 10-2. In 2011, the City began working with Anoka County Parks to study the current alignment of the Central Anoka County regional trail to better coordinate with existing, constructed trails as well as capitalize on The COR development. This provides an opportunity to interact with the City's multi-modal parking facility, future Northstar Commuter Rail Station, and planned pedestrian overpass to connect to Mississippi West Regional Park.As an implementing agency for Metropolitan Council's Regional parks and Open space system, Anoka County essentially functions as the lead coordinator for regional trails. Planning is often performed in a macro sense with the individual jurisdictions, who are more likely to develop detailed plans and provide for specific routing of trails within these municipalities like Ramsey.

In reviewing future park and recreation needs to serve future and existing Ramsey residents, the following, generalized park type definitions will be used:

1. Park Type Definitions:

Mini-Parks: These are very small parks, often less than 1 acre in size, and are used to address limited or isolated recreational needs. These parks typically serve residents less than ¼ mile from the site.

Neighborhood Parks: Neighborhood parks are usually centrally located within neighborhoods and are designed primarily for use by neighborhood residents within easy walking and biking distances. The Neighborhood Park should be a positive focal point of pride for the neighborhood. They are intended for both passive and active activities with facilities such as play equipment, court games, and picnicking. They are generally not intended to accommodate organized athletic activities. Neighborhood parks should be a minimum of 5 acres. These parks typically serve residents ¼ to ½ mile distance and uninterrupted by non-residential roads or other physical barriers or have connecting trails with safe street crossings.

School Parks: Combining parks with school sites can be an efficient use of facilities. Care should be taken to not over use these faculties beyond what the landscape and scheduled maintenance can keep up with.

Community Parks and Athletic Complexes: Community Parks serve a broader purpose than neighborhood parks. The focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces. A high priority for these parks should be connecting them through a trail system which then serves residents within ½ to a 3 mile distance, for those not traveling by auto.

The sports components of these facilities are often heavily programmed athletic fields. In Ramsey a strategy for Community Parks has been to ensure the park has a diversity of facilities, yet congregate like sports fields together.

Open Space: Land set aside for preservation of significant natural resources. Usually lacks any developed facilities.

Special Use: These parks consist of recreational facilities that are orientated toward a single-use.

Greenways: A greenway is a continuous corridor of natural vegetation that provides for critical habitat and the movement of wildlife and humans. They often follow natural waterways or land features.

2. Trail Types:

Off Road (Urban): Paved surface for non-motorized use, and paved or non-paved surface for users, both trails removed from roadway. These facilities should be developed in corridors a minimum of 35’ feet in width.

On Road : Paved, striped and signed shoulder on roadway.

On Road Separated: Paved trail parallel to roadways, separated by a ditch, curb or other buffer.

Multi-Purpose: Paved surface and separate non-paved skiing or equestrian trail, both removed from roadways. These facilities should be developed in corridors a minimum of 75’ feet in width.

Table 10-2 represents standards for park facilities needed to serve a community like Ramsey with the focus of the park development occurring within existing and future urban areas. These standards provide a basis for determining if the existing park system adequately serves today’s population and if it will be able to handle the expected growth to the year 2020. These standards should only be used as a guide or rule of thumb.

Table 10-2 National Recreation and Park Association Standards

Facility Type	Acres/1000 Population	Desirable Size (Acres)	Population Served	Service Radius	Preferred Location	Typical Facilities
Playgrounds	.25 to .5	1 or less	500 to 1000	¼ mile or 5 minute walk	Within urban neighborhoods, close to multi-family residential	Play structure, small court games, turf area, picnic tables
Neighborhood Parks	2.0	6 to 8	1000 to 2000	½ mile or 10 minute walk	Within urban area, centrally located	Court games, field games, playgrounds
Community Parks	5 to 8	20 to 35	Community	1 to 4 miles	Centrally located and easily accessible to entire community	Ball fields, tennis courts, picnic facilities, active recreation facilities
Regional Parks	5 to 10	200 +	Regional Population	1 hour drive	Natural features, usually associated with water	Activities of community park, nature observation areas, cultural and historic learning facilities
Trails	-	-	-	-	Connecting important community features	-
Special Facilities	-	-	-	-	Varies, convenient access, central to community	Ice arena, community center, golf course, gun club

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In terms of Ramsey's park land area per resident, Ramsey may be adequately served by park and recreation opportunities. However, as future residential development occurs and new areas are developed, land must be dedicated and funds must be committed to meet the recreation needs of the community. Through subdivision ordinance, the City currently requires parkland dedication at a rate indexed to residential densities for new development to fulfill the need for park facilities.

Ramsey is fortunate to have many natural resources within its boundaries. Many of these resources are preserved and made accessible through existing large community parks and tracts of protected open space. The Future Mississippi West Regional Park has the great potential of strengthening Ramsey's connection and identity with the Mississippi River. Continued cooperation with regional partners like the National Park Service through the Mississippi National River and Recreation Area on the Regional Trail through Ramsey will be important as Ramsey works to improve its image along Highway 10. Presently, Anoka County provides regional trail organization relative to the MNRRA corridor. Cities like Ramsey are full players with respect to the Trails and Open Space Partnership (TOSP), which is a group that meets quarterly to guide and refine trails within the MNRRA corridor from Ramsey, south 72 miles to Hastings. Pedestrian connections across Highway 10 will likewise be critical in making this new park accessible and contributing to a vibrant Town Center.

With these great recreational facilities existing and planned, an important focus will be on making these larger systems of parks accessible to all Ramsey residents. Acquiring and constructing additional links to the Trail system are critical to the success of the future Parks and Recreation Plan

Smaller neighborhood parks remain appropriate in higher density areas where they serve more residents and are designed to be focal points of gathering for the neighborhood. Every attempt should be made to develop sidewalk and trail connections to these neighborhood resources. Similarly, future underpasses and elevated crossings should be carefully mapped, so as to identify funding and schedules, so as to time them with other infrastructure improvements.

3. Parks and Recreation Goals

The following goals and strategies came from the community meetings held in 2007 and 2008 under the Ramsey3 effort.

a) A comprehensive, balanced park and trail system consisting of large and small scale parks, active and passive parks, natural preserves, and recreational facilities.

STRATEGIES:

1. Incorporate planned parks and trails into all new development where appropriate
2. Design for connectivity with local and regional parks
3. Improve coordination of park and trail planning within City and adjacent communities
4. Establish a regional trail along the Mississippi River
5. Develop a Trott Brook Trail Corridor
6. Explore providing pedestrian access from the Mississippi River to the north side of Highway 10
7. Design trails with a variety of surfaces appropriate for different uses

8. Seek out alliances and partnerships with non-profit and governmental agencies to assist in securing funding and other resources that will assist in implementing the park and trail plan
9. Improve quality of existing parks, through careful planning, continued maintenance and adequate funding
10. Explore options for an additional community park
11. Where appropriate, consolidate existing parks to improve quality and provide more efficient service
12. Explore options for a revenue source for permanent protections of parks, trails and open space

b) A system of safe parks and trails

STRATEGIES:

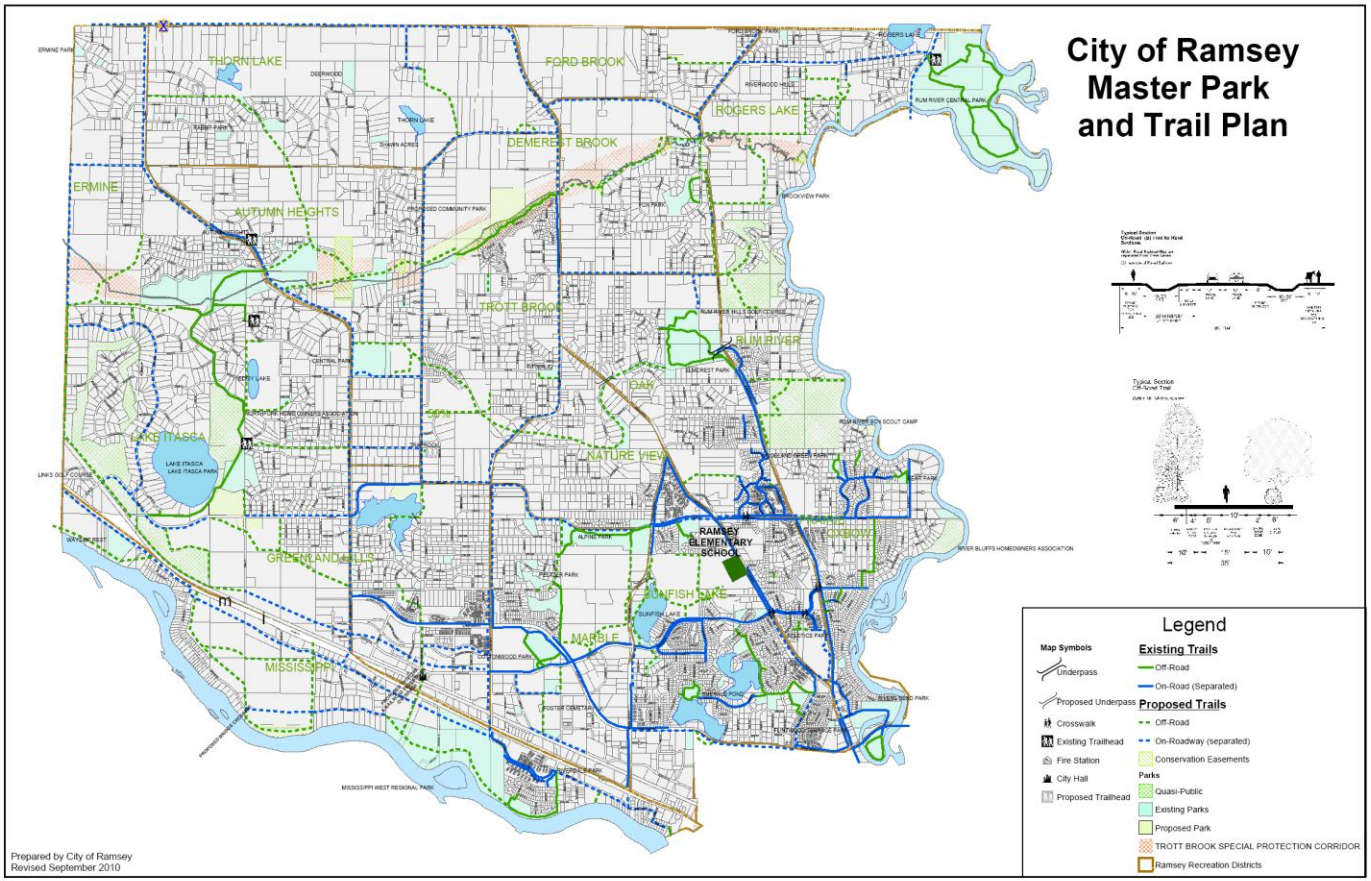
1. Locate trails where appropriate in greenway corridors and natural areas
2. Promote Crime Prevention Through Environmental Design CPTED and other techniques
3. Where appropriate, use existing power/utility easements for the trail system
4. Provide adequate signage and pavement markings to warn automobile traffic of park and trail traffic
5. Explore use of pedestrian-activated signals, continuous flashing signage, and mid-block crossings where safe and appropriate, to further increase park and trail safety
6. Minimize at-grade crossings of trails and roads and other interactions between trail users and automobiles, with underpasses or overpasses

~~c~~) A variety of park facilities and programs that meet the life cycle needs of residents.

STRATEGIES:

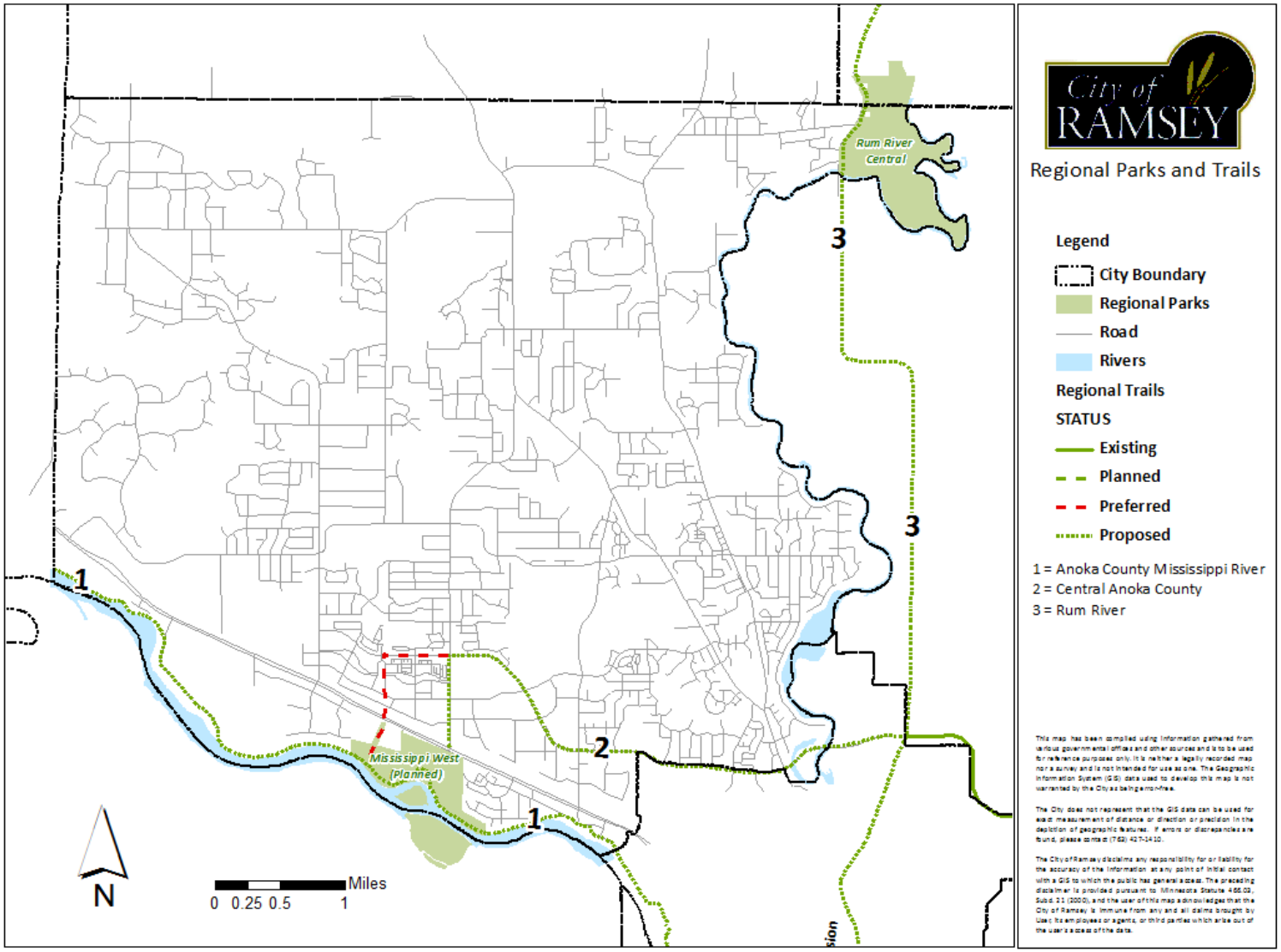
1. Work with the schools and community organizations to plan for athletic fields and facilities that will accommodate the growing community
2. Explore options for a revenue source for recreational facilities and programming
3. Study the need for a Community Center that offers a variety of recreational uses for all age groups

Figure 10-1 Park, Trail and Recreation Plan

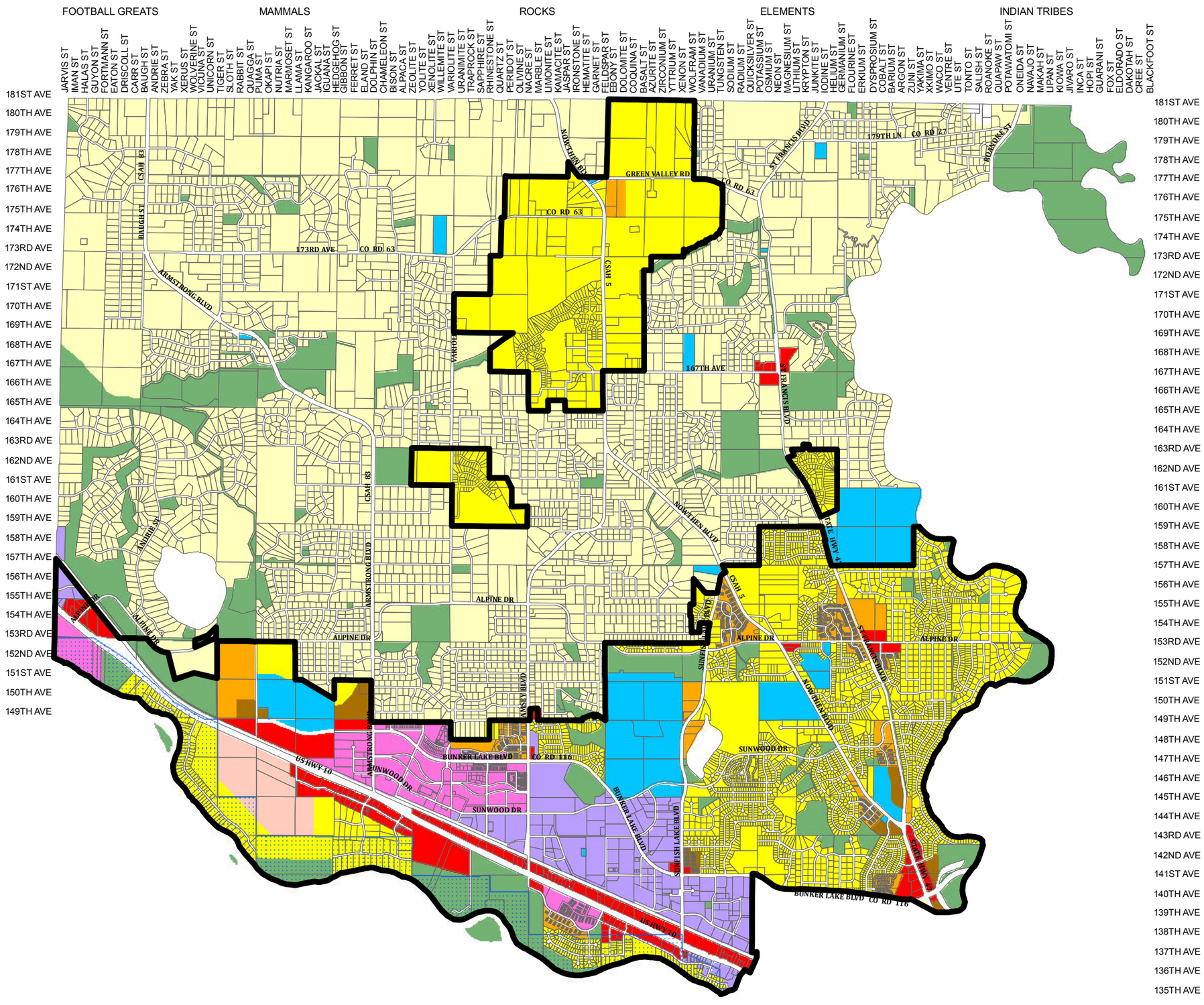


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Figure 10.2: Regional Parks and Trails



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2030 Comprehensive Plan Future Land Use Map Amendment 11-02

- MUSA
- MRCCA Boundary

Future Land Use

- LDR
- MDR
- HDR
- Office Park
- Commercial
- MU
- Business Park
- Public
- Rural Developing
- Rural Preserve
- Park

N
W E
S

0 0.5 1 Miles

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CSAH 5

167TH AVE

ST FRANCIS BLVD

City of RAMSEY

2030 Comprehensive Plan Future Land Use Map Amendment 11-02

Special Area Plan

MUSA

MRCCA Boundary

Future Land Use

LDR

MDR

HDR

Office Park

Commercial

MU

Business Park

Public

Rural Developing

Rural Preserve

Park

N

W E

S

0 0.05 0.1 Miles

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

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5. LAND USE

A. Existing Land Use

1. General Land Use

The City of Ramsey is surrounded on three sides by other municipalities including the Cities of Elk River, Anoka and Oak Grove and Nowthen. All of these communities are growing communities except for Anoka, which is near fully developed. Ramsey is rapidly growing and has developed for the most part as a bedroom community with most developed land as low-density single family residential. The City has roughly 29 square miles of land, including roadways and open water. The following table represents the existing land use inventory for the City as a whole.

Table 5-1 Existing Land Use—2008

Land Use Category	Gross Acreage	Net Acreage	% of City*
Agricultural	1,956.82	1,693.65	10.2%
Commercial	360.35	326.35	1.9%
Industrial	425.40	421.76	2.2%
Landfill	157.62	151.58	0.8%
Multi-Family Residential	258.08	239.89	1.3%
Park	1,820.51	1,120.39	9.5%
Public/Quasi-public	347.60	284.02	1.8%
Rural Residential	6,888.71	5,576.42	36.0%
Single Family Residential	1,998.05	1,746.75	10.4%
Vacant	2,303.03	1,517.61	12.0%
Right-of-Way	2,043.76	2,043.76	10.7%
Water	568.24	568.24	3.0%
Wetland	0.00	3,437.74	-
Total City	**19,128.16**	**19,128.16**	100.0%

a) Residential

The City of Ramsey is predominantly a residential community. Over 7,500 acres have been developed as residential housing, the majority of which is in single family housing units. Other housing types include townhomes, a mobile home park and an apartment building.

The typical lot size within the Metropolitan Urban Services Area (MUSA) is around 10,000 to 12,000 square feet, however larger lots up to 5 acres in some areas can be found along the Mississippi and Rum Rivers. *Densities within smaller lot subdivisions range anywhere from 2 to 3 units per gross acre or roughly 2.5 to3.5 units per net acre.* Net acre refers to total land area less major road right-of-way and wetlands.

Outside of the MUSA, development patterns generally consist of residential subdivisions with lot sizes of 1 to 5 acres. A portion of the area lying generally north of Trott Brook in central Ramsey remains in large tracts of land (10 or more acres in size). Residential platting has

not occurred in this area due to the numerous wetlands and poor soil conditions, which largely prohibit development. In 1989 the City adopted an ordinance intended to preserve large tracts of land for future orderly expansion of urban services. This policy was consistent with regional growth management policy. The City also adopted an ordinance that established a maximum density of 1 unit per 10 acres and limited lot sizes to 10-acre minimums in the Urban Reserve and Central Rural Reserve areas and 2.5-acres in the Rural Developing area. *Densities of **existing** rural subdivisions generally range between 0.2 units per gross acre to 1 unit per gross acre.*

b) Commercial

The commercial development has been primarily focused along the Highway 10 corridor and the Highway 47 corridor south of 155th Avenue. These two corridors generate a high volume of traffic, which is attractive for retail businesses. The commercial activity that dominates Highway 10 is primarily retail and wholesale trade oriented with several used car and recreational vehicle sales businesses. Several sites along Highway 10 are unimproved and in some instances operating out of single-family homes. Commercial activity located around the Bunker Lave Boulevard and Highway 47 intersection is a more service-oriented shopping area consisting of convenience retail.

A commercial node in the rural area at the intersection of Highway 47 and 167th Avenue consists of smaller scale convenience retail and other small businesses situated in a multi-tenant retail development. Because low-density development surrounds this strip mall, retail stores tend to struggle; however, the site does have good visibility and accessibility making it somewhat conducive to commercial activity. The site is not served by municipal utilities and has had problems with on site septic system operations. The City recently constructed the City's third water tower directly south of this node. Also, municipal water service is available to the site, although sanitary sewer is not. The completion of this infrastructure has renewed interest in master planning of the node and expansion of MUSA to the node and surrounding area.

Other commercial development exists on Highway 10 adjacent to Elk River. There are also some home occupations scattered throughout the community.

A unique development mixes business and residential land uses along the south side of 149th Avenue. These long narrow lots were developed outside the MUSA adjacent to industrially zoned property. They were intended to act as a buffer between industrial and residential land uses.

Within The COR Master Plan area, some commercial development has occurred near the corner of Armstrong Boulevard and Sunwood Drive. Additional commercial development is planned throughout The COR area.

c) Industrial

Recent industrial development has consumed a large portion of the undeveloped land within the MUSA. Development of the AEC Energy Park and the City of Ramsey Business Park 95 has created over 500,000 square feet of new construction since 1996. This new development has occurred all within the MUSA and has intermingled with older, existing industrial developments. Redevelopment of underutilized industrial sites needs to be studied for future industrial development opportunities and in order to preserve the quality of the existing development that is in place. There has been continued demand for industrial land in Ramsey, and vacancy rates have been low in 2008. As part of the 2030 Comprehensive Plan Update completed in 2008, the City created a new land use designation entitled Office Park.

d) Park and Recreation

The City of Ramsey has two regional parks within its boundaries, Mississippi West Regional Park and the Rum River Central Regional Park. These two regional parks encompass an area of over 500 acres. There is a State Wayside Rest along Highway 10 and the Mississippi River that has camping facilities, restroom facilities, and picnic tables. Several community and neighborhood parks ranging in size from less than one acre to over 50 acres are scattered throughout the City. On the private side, Ramsey has two 18-hole golf courses open to the public, the Links at Northfork located in west Ramsey just north of Highway 10 and Rum River Hills Golf Course located near 167th Avenue and Highway 47. The Boy Scouts of America own approximately 160 acres of land, which is used for recreational camping and outdoor activities along the Rum River. The total acreage devoted to park and recreation uses is roughly 1,814 acres or 10% (inclusive of wetlands within parks) of the Ramsey land area.

e) Agriculture

As shown on the Existing Conditions Land Use Map, agricultural uses are primarily located in the northeastern and southwestern portions of the City. A total of 1,956 acres appear to have some kind of agricultural use occurring on them as of 2008. The dominant soil type in Ramsey is the Hubbard-Nymore association, which is classified as "moderately well suited" to farming: however, fertility and available water capacity are low.[1]

f) Public/Qausi-Public

Public/Semi-public land uses are comprised of churches, schools, city offices, public works facilities, fire stations and other government or non-profit entities. Several churches provide Ramsey with a variety of worship opportunities. Ramsey Elementary School is the only school located in Ramsey and is located within MUSA. Middle and high school students are bused to Anoka and Elk River. City Hall and the police station are located north of Highway 10 in Town Center. A public works

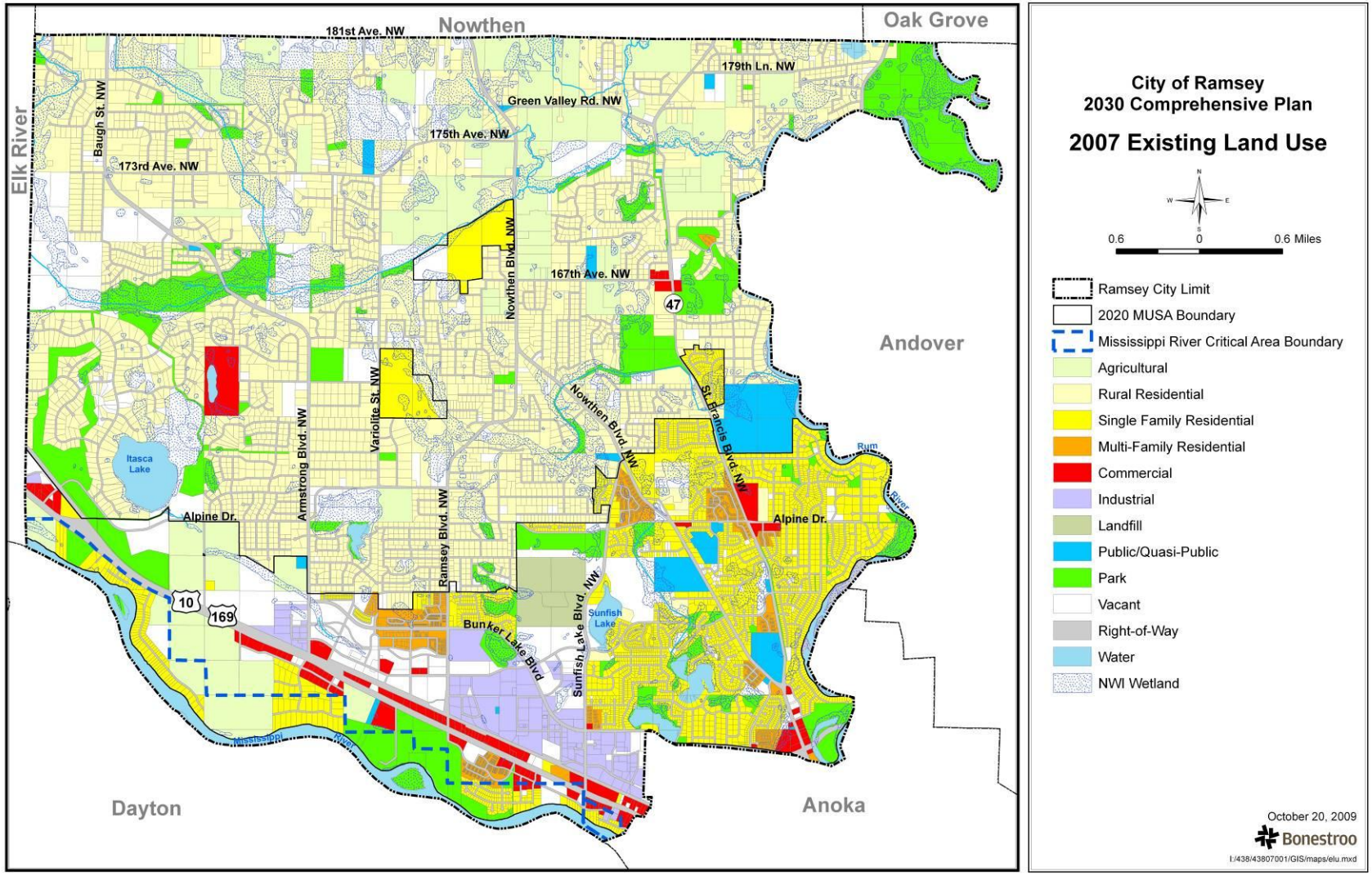
[1] *Soil Survey of Anoka County*, 1977 United States Department of Agriculture, Soil Conservation Service

garage is located in the Gateway Industrial Park. The City has a fire station located at the old City Hall.

g) Transportation

Currently the City contains over 2,043 acres of City, County and State road right-of-way. Much of the right-of-way is comprised of U.S. Highway 10, a 4 lane divided highway. The Burlington Northern Santa Fe Railroad line stretches the length of the community and is wide enough to contain utility easements as well. The Mississippi and Rum Rivers contain no barge traffic and serve only recreational boating.

Figure 5-1 Existing Land Use Map



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B. Future Land Use

1. Land Use Goals

The following are Land Use goals and policies developed as part of the Comprehensive Plan Update process:

a) The needs and rights of existing residents are balanced with the needs and rights of those who wish to develop

STRATEGIES:

1. Encourage a developer-led public involvement process for new development that solicits feedback from the public at the beginning of the process
2. Develop a meaningful density transition ordinance that incorporates lot size, transitioning, screening, space, berms, landscaping, or buffers
3. Protect Ramsey's rural character while providing opportunities for urban growth

b) A variety of housing densities and types

STRATEGIES:

1. Develop dense, mixed-use environments in Town Center and other key locations served by sewer and water
2. Assess the market for various housing types and densities and have the Land Use Plan reflect appropriate opportunities to match market demand

c) Fair and consistent land use regulations

STRATEGIES:

1. Develop a policy for processing comprehensive plan amendments
2. Establish a rational, logical staging plan for extension of MUSA consistent with the Comprehensive Sewer Plan and tied to Comprehensive Plan Amendment Policy
3. Re-assess the value of 4 in 40 (rural preserve and rural reserve)

d) Walkable neighborhoods

STRATEGIES:

1. Include a review of infrastructure, including parking for walking and other non-motorized transportation modes when reviewing any transportation improvement projects
2. Explore options for revising the City's sidewalk policy, including requiring sidewalks or trails on both sides of some new public streets, different standards for public versus private roads, high-volume versus low-volume roads, and issues related to long-term maintenance
3. Locate residential development at appropriate densities near services to encourage walking

e) Efficient growth

STRATEGIES:

1. New development should use existing infrastructure where possible
2. New development should be built close to existing or proposed services such as commercial, employment, and government, where possible.

f) Ramsey Town Center is constructed in accordance with its vision

STRATEGIES:

1. Concentrate the highest density residential development in or near Town Center and at other key locations as shown on the future land use map
2. Encourage residential and commercial development in the Town Center before other parts of the City
3. Continue to work to secure a stop on the Northstar Commuter Rail Line for Ramsey
4. Develop incentives for the Town Center to enhance its marketability
5. Maintain high quality design standards for the Town Center

g) Adequate retail and commercial services

STRATEGIES:

1. Locate other neighborhood commercial nodes with basic services available close to existing and future residential neighborhood concentrations
2. Assess the supply of commercial and industrial land available for development

h) New development is well-integrated with existing development

STRATEGIES:

1. New development should protect natural resources, make trail connections, and blend in with surrounding development
2. Use clustering and/or conservation development practices to protect existing neighborhoods and natural resources
3. Develop form-based codes
4. Develop a meaningful density transition ordinance that incorporates lot size, transitioning, screening, space, berms, landscaping, or buffers

i) The rights of property owners are respected and protected within the planning and development process.

STRATEGIES:

1. Private property owners will be allowed the maximum use and enjoyment of their property, as free as practical from excess taxation, assessment, or intrusion consistent with good planning and the well-being of the larger community.
2. The rights of private property owners will be balanced with the need to protect and enhance natural resources in the community.
3. The rights of private property owners will be balanced with the need to provide a safe and efficient transportation system in the community.
4. The rights of private property owners will be balanced with the needs of future development.

j) Property rights are protected along with natural resources

STRATEGIES:

1. Explore options to compensate property owners for development rights to protect natural resources
2. Regularly assess outcomes of ordinances related to natural resources and make changes as necessary
3. Provide incentives to homeowners for the permanent protection of high-value natural resource areas

2. The General Plan

The land use plan is intended to guide the future development of the community. It is designed to protect, preserve, enhance and build upon the physical features of both the built and natural environment. Developed through a combined effort of Ramsey residents, landowners, city officials and business owners, the plan guides land uses through the year 2030. Many people will use the plan to learn about the community, its direction and vision. More importantly it will be used to

assist and guide local decision-makers and city staff in the everyday business demanded of a growing suburban community.

The future land use element contains goals and polices for the following land use categories:

a) Rural Developing
Areas of Ramsey guided Rural Developing will not have urban services and include single family, detached housing types. Minimum lot size is 2.5 acres per unit. Much of Ramsey has been developed in this pattern, and only some areas guided Rural Developing contain large lots that could be subdivided into 2.5 acre lots.

b) Low Density Residential
Areas guided Low Density Residential must have urban services before development can take place. These areas will average 3 units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average 3 units per acre, those lots directly adjacent to 2.5 acre lots will be closer in size to 2.5 acres in order to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low density areas and urban lots.

c) Medium Density Residential
These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. Average density will be 6 units per acre.

d) High Density Residential
These areas are within MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. Average density will be 12 units per acre.

e) Business Park
Areas guided Business Park are reserved for office and industrial development.

f) Office Park
Areas guided Office Park are reserved primarily for office and office-showroom development. Corporate campuses are also appropriate in these areas. Light and heavy industrial uses are not appropriate for areas guided Office Park.

g) Commercial
Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

h) Mixed Use
Mixed Use areas may include a combination of residential, commercial, light industrial, open space and a transit hub.

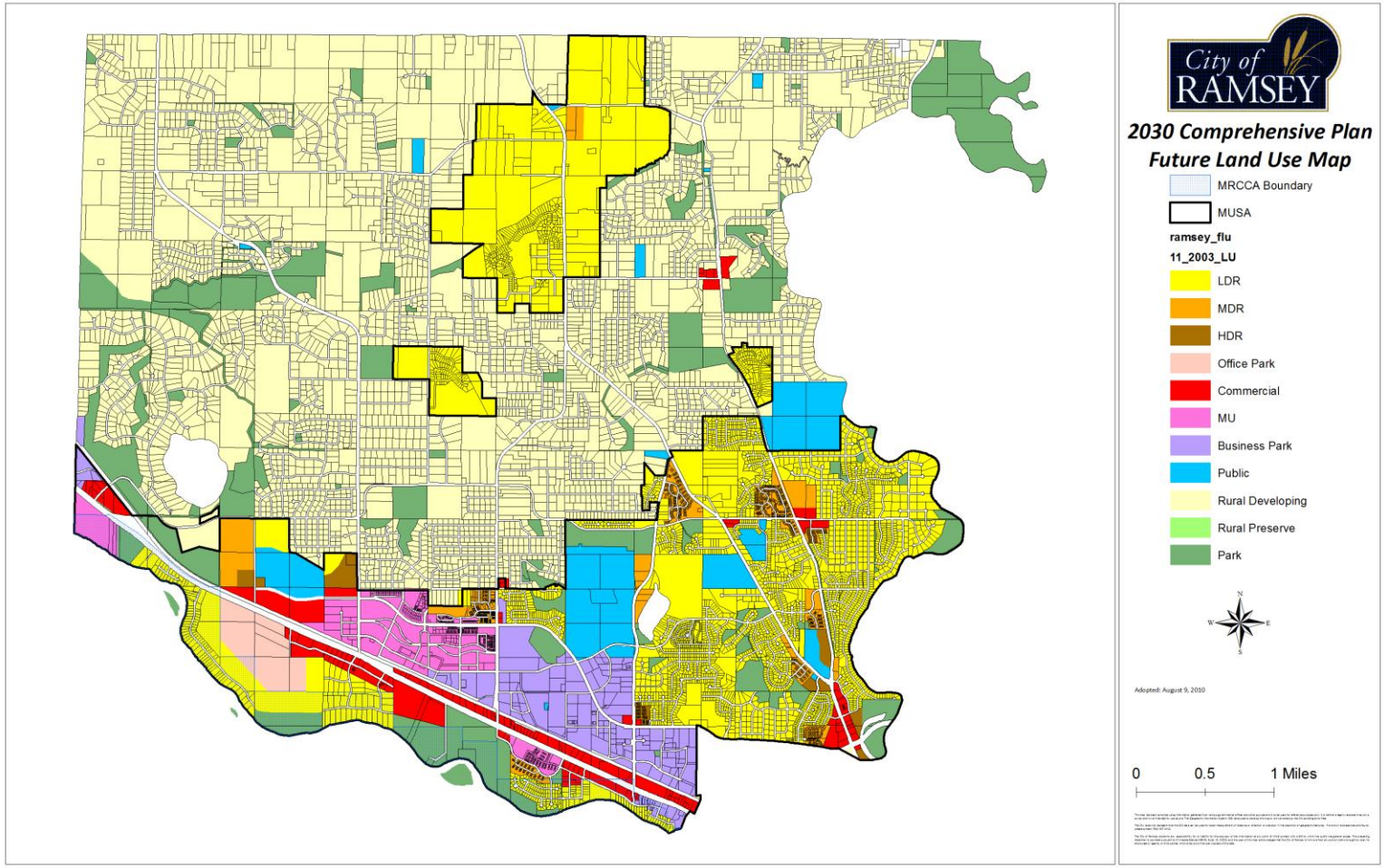
i) Parks, Trails and Open Space
Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

j) Public/Quasi-Public
This category generally includes city offices, public works facilities, churches, schools other non-profit or government facilities, and bridges/major rights-of-way.

Figure 5-3 shows the changes in land use designation on the new 2030 Land Use Plan compared to the previous 2020 Plan.

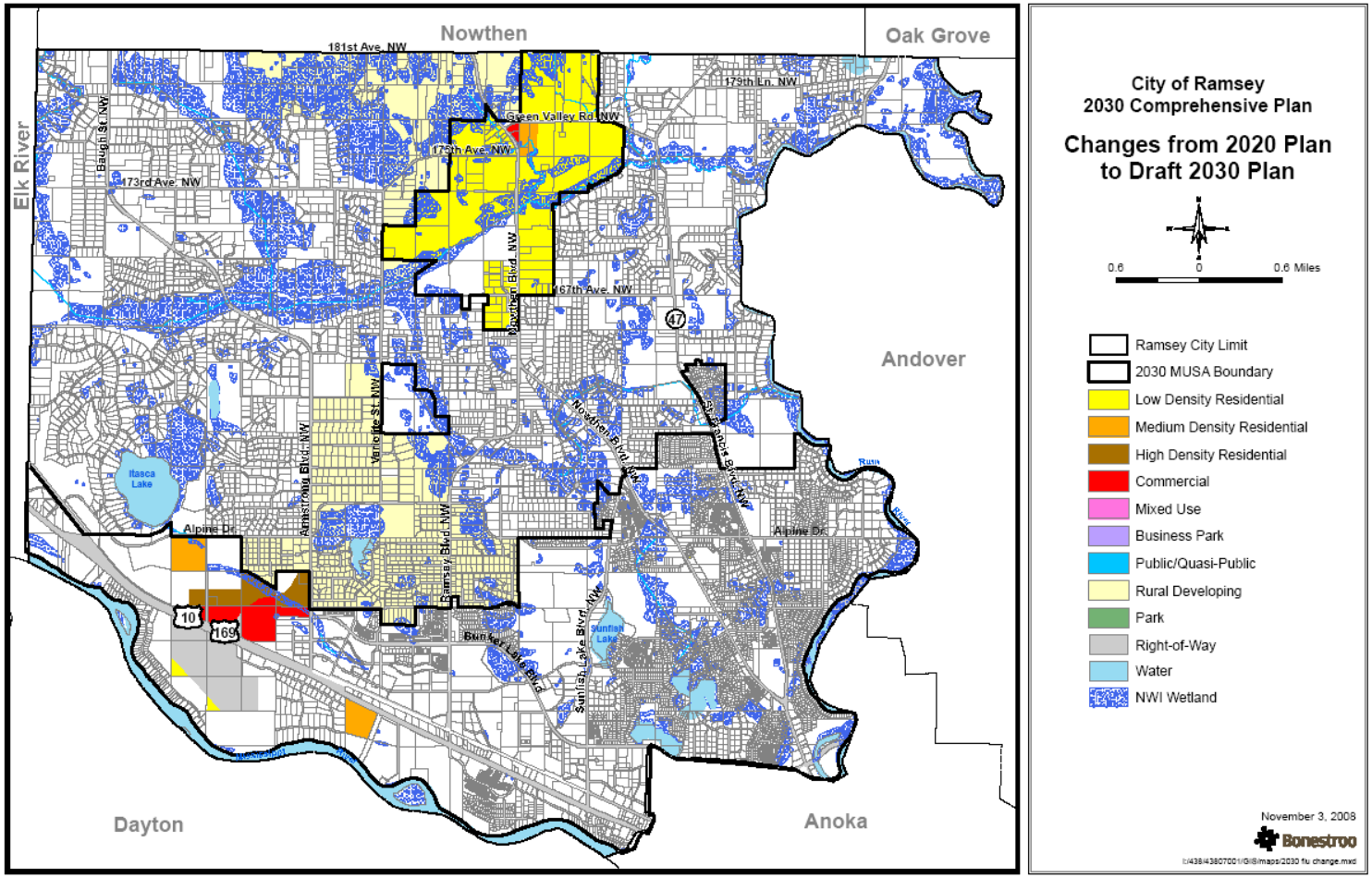
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Figure 5-2 Future Land Use Map



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Figure 5-3 Changes in Land Use from 2020 Plan to 2030 Plan



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3. Future Land Use Calculations

The following table represents a tabulation of land uses based on the future land use plan. The tabulations assume a complete build out of the community, which may or may not happen within the lifetime of this plan. Park and Open Space include the landfill, privately owned golf courses and the Boy Scouts of America camp grounds in addition to public park lands. Although this plan shows the eventual depletion of agriculture lands in Ramsey in terms of a land use category, it is anticipated that agriculture activities that occur today may still occur in the Rural Developing areas. The agriculture land located in areas designated as urban residential, places to work or other urban uses will continue to be farmed until such time that the property owners decide to develop in accordance with the development staging plan or sell to development interests.

Table 5-2 Future Land Use Calculations

2030 Land Use	Gross Acreage	Net Acreage	% of City
Low Density Residential	3,389.52	2,854.72	14.9%
Medium Density Residential	373.49	339.05	1.8%
High Density Residential	122.09	103.07	0.5%
Commercial	401.76	389.92	2.0%
Mixed Use	358.76	333.74	1.7%
Business Park	566.18	552.54	2.9%
Office Park	166.80	166.80	0.9%
Public/Quasi-Public	388.58	342.62	1.8%
Rural Developing	8,660.06	6,644.40	34.7%
Park	2,088.92	1,351.56	7.1%
Right-of-Way	2,043.76	2,043.76	10.7%
Water	568.24	568.24	3.0%
Wetland	-	3,437.74	18.0%
Total City	**19,128.16**	**19,128.16**	**100.0%**

4. Future Land Use Categories

The following is a description of the various land use categories that will guide future development of the community.

a) Residential (Rural Developing, Low Density, Medium Density, High Density and Mixed Use)

Through the year 2030 Ramsey will continue to be primarily a commuter suburb dominated by single-family detached housing. As transportation access to the rest of the metro area and neighboring suburbs improves, more persons will be interested in obtaining part of the rural life-style present in Ramsey. As the population in Ramsey ages, new housing opportunities will be demanded to fulfill the life-cycle housing needs of Ramsey residents. It is critical that growth in Ramsey be guided and managed so that today's residents can continue to enjoy a high quality of life and that future generations will be awarded the same benefits as today's residents.

Residential areas are intended to reflect the continuous greenway corridor (see Environmental Protection Chapter 13.). While lands restricted for development (wetlands, steep slopes, ponds and lakes) are not intended to be eligible for density credit, useable lands, which are voluntarily protected for greenways are intended to receive density credit. Landowners are encouraged to preserve and restore areas of significant natural resources such as open prairie or tree canopy as permanent open space by increasing density in areas more conducive to development.

Residential areas in Ramsey are very diverse in terms of lot sizes, but very similar when it comes to types of housing. Residential lots range from the farmstead of 10 to 20 acres to the rural estate lots averaging 2.5 acres, down to the urban lot of 10,800 square feet served by municipal utilities. In each of these lot size classifications, single-family homes are the dominant housing type.

The future land use plan creates opportunities for the development of a diversity of housing types and styles while preserving the strong single-family character of existing residential neighborhoods.

b) Rural Developing

The Rural Developing area is the largest land use within the City of Ramsey. The existing primary use of this area is very low-density residential development with average densities of *roughly 1 unit per 2.5 acres,* a development pattern that was established in the early 1970s. Because of this very low-density pattern of development and the numerous wetlands, the extension of urban services to the rural developing area is not practical or financially feasible. Regional growth policy would suggest imposing a gross density consistent with the Rural

Preserve area of 1 unit per 10 acres. However, because of the historical development pattern that has already been well established, an overall density of one unit per 10 acres will never be established.

The maximum density for the Rural Developing area shall be *1 unit per 2.5 acres* gross. This density was determined by examining the natural features and the predominant existing density within the Rural Developing area.

Rural Policy
It is the policy of the City of Ramsey to:

1. Enforce a maximum overall density of 1 unit per 2.5 acres in the *Rural Developing* area.

2. Encourage preservation of open space and natural resources beyond what is required by ordinance or other legal means through the PUD process.

3. Develop, implement and enforce a septic system inspection program and wellhead protection program for existing and future private septic systems and wells consistent with Minnesota Rules Chapter 7080.

4. Encourage environmentally sensitive and open space design and construction techniques that preserve natural resources within private control (i.e. other than public land dedication).[2]

5. Provide for the extension of urban services only when groundwater contamination (due to failing septic systems or other reasons) has the potential to pose a threat to human health and the provisions and process outlined in the City Charter have been followed.

6. Encourage private well users to periodically test the drinking water supply from private wells in order to prevent serious health hazards from occurring due to groundwater contamination.

Rural Performance Criteria
Residential development projects in the Rural Developing area shall be evaluated based on the following criteria:

1. Rural design principles are evident in the plan.

[2] Good examples of rural design principles can be found in the book Rural by Design by Randall Arendt, an APA publication.

2. The site or sites can support two septic drain fields in accordance with Minnesota Rules Chapter 7080.

3. Owner/developer agree to on-site septic system inspections in accordance with City requirements.

4. The plan reflects a strong sensitivity to protecting and enhancing natural resources (wetlands, tree canopy, ponds, drainage ditches, rivers, etc.) particularly in relation to the greenway corridor system.

5. The site uses landscaping and natural vegetation (such as planting of windrows or shade trees) to improve the energy efficiency of housing.

c) Urban Residential

All future (new) urban residential development will be served by public sewer and water according to the development staging plan as further described later in the future land use plan. Exceptions to this rule may occur in areas where pre-existing large lot development surrounds vacant urban lands and soils are well suited for on-site septic systems. Densities within the urban residential area may vary by district; however, an average *gross* density of all future urban residential development is targeted at 3 or more units per gross acre (a goal consistent with regional growth policy). Overall, the plan encourages a higher density of development in the urban area to provide a wider variety of housing opportunities including single family and multi-family housing affordable to a range of household incomes. Furthermore, higher density development increases land use efficiency.

A concern expressed by many residents living in the rural areas of Ramsey and on large lot developments within the existing Metropolitan Urban Services Area involved the transition between future urban development and existing rural development. It is the intention of this plan to assure compatibility between future urban housing and existing residential developments by establishing some form of transition between existing single family homes and future (new) urban development. Areas where transitions are necessary are primarily (but not exclusively) located along the edges of the urban services boundary and are to be served by municipal sewer and water.

Land uses within the urban residential area include:

- Low and high density housing including predominantly single-family housing but also multi-family housing and accessory apartments
- Limited, small-scale home occupations
- Education and institutional services limited to schools and churches
- Park & open space

The principles of affordable housing and preservation of open space are addressed in the urban residential areas through the provision of density bonuses and density credits. These are voluntary provisions that provide incentives to developers who provide affordable housing or preserve significant natural resources and open space.

Density bonuses for affordable housing should be based on a definition of affordable housing that reflects average wages and incomes of the region. In 2007, the Metropolitan Council defined affordable housing as housing which costs up to $201,800. It is intended that a density bonus formula may be established as part of the City of Ramsey zoning ordinance update.

Subject to City Council approval as part of the PUD process, density credit may be given to areas of the greenway (see Chapter 13. Environmental Protection and Natural Resource Management for a further description of the Greenway) that are significant environmental areas, which are not protected by ordinance or other legal means. For example, if a 40-acre parcel contained no major road right-of-way and no wetlands but contained 10 acres of land within the greenway[3], the developer may receive density credit for the entire 40 acres as net developable acreage. A maximum density of 5 units per net acre (for example) would then yield 200 units. The developer may be allowed to reduce lot sizes or mix housing styles in order to preserve some or all of the remaining 10 acres in the Greenway as permanent open space. This open space would not be left as unmanaged open space (or an outlot) but would be required to be preserved as permanent open space through park dedication or some land preservation tool such as a land trust or permanent conservation easement acceptable to the City Council.

The following further defines urban residential uses: low density residential, medium density residential and high density residential.

<u>Low Density Residential</u>

[3] Lands within the Greenway may include significant natural resources, vegetative cover or habitat worth preserving or simply may be vacant land which should be preserved as open space to connect other pockets of open space, parkland, wetlands etc.

Low density residential places an emphasis on single-family detached housing but is designed to allow a variety of housing types and styles (life-cycle housing) including attached single-family housing (townhouses) and two-family homes (twin-homes, duplexes). This area represents over 3,000 acres of total land use in the community.

In order to ensure that low-density mixed-housing projects can be made viable and acceptable to the community, all low-density mixed-housing projects are intended to be the subject of a Planned Unit Development (PUD)[4]. Any residential development proposal containing unit types other than exclusively single-family detached housing will be required to be processed as a PUD. Individual elements (or housing types) within a PUD may range in density as long as the overall density of the PUD does not exceed a maximum *of 3 units per net acre.*

Low Density Residential Performance Criteria: Projects within the Low Density Residential areas as shown on the Future Land Use Plan shall adhere to the following performance criteria:

1. The project shall be planned as an integral element of the larger neighborhood with interconnecting streets, pedestrian trails and greenways.

2. Higher intensity housing shall be planned as an integrated part of the project and may be used for buffering or transition to major roads or more intense uses.

3. Higher intensity housing shall have direct access to major roadways (local collectors) so excessive traffic is not routed through local streets and lower density neighborhoods.

4. Higher intensity housing shall be located within close proximity to existing or planned park and recreation facilities and connected by an off or on-road trail.

5. Where possible, natural features shall be protected and incorporated into the PUD or site plan as permanent open space for the benefit of the project and the community.

6. Where possible and practical, traffic generated by new development shall be routed to collector streets rather than through adjacent local neighborhood streets.

[4] The Planned Unit Development is a process by which land use can be more closely tied to design decisions during a subdivision approval process. It allows for more opportunities to preserve open space and natural features and provide a variety of housing types through greater flexibility with zoning regulations.

7. Where possible and practical, parkland and open space shall be situated to act as a buffer between future and existing development.

8. New development that is adjacent to existing single- family detached development shall be compatible in density and type with existing and planned development.

Medium Density Residential

Medium density residential shall not *exceed 6 units per net acre*. Medium density areas include housing units such as attached and detached townhouses, condominiums, duplexes and triplexes or small apartment buildings. These areas are smaller, typically "infill" sites, that would not be conducive to high density housing, yet would be underutilized as single family housing. These areas take advantage of close proximity to park and open spaces, commercial and public services and accessibility to the road network.

If low-density residential land is rezoned to accommodate higher density residential uses, the new high density residential development shall include a transition area between existing single-family detached housing and the new high-density housing. This transition area may consist of single-family detached home, open space or some other transition acceptable to the City Council.

High Density Residential

This category sets aside parcels strictly for high-density housing development with a maximum density of *12 units per net acre* and includes housing units such as townhouses, condominiums and apartments. These areas will provide housing for a variety of residents including seniors. Areas of high-density residential land use should have direct access to the major roadway network in order to promote transit usage and convenient access to city services such as park and recreation uses and the greenway. Locating high density housing with these factors in mind, minimizes traffic through local streets and neighborhoods, creates a larger labor pool for businesses, and allows residents convenient access to shopping, parks and recreation facilities encouraging a more walkable pedestrian oriented community life-style.

If low-density residential land is rezoned to accommodate higher density residential uses, the new high density residential development shall include a transition area between existing single-family detached housing and the new high density housing. This transition area may consist of single-family

detached home, open space or some other transition acceptable to the City Council.

Urban Residential Policy
It is the policy of the City to:

1. Require Low Density Residential developments except those that are exclusively single-family detached units to be completed through a planned unit development.

2. Require a transitioning of new higher density housing to existing single-family detached housing. The transitioning should consist of a more compatible density, open space, or other means acceptable to the City Council.

3. Periodically review the planned unit development section of the zoning ordinance to ensure appropriate guidelines and rules for development of land within the residential areas.

4. Encourage scattered site affordable housing developments as part of each residential housing project rather than segregating affordable housing in one project.

5. Consider allowing density bonuses for providing affordable housing, preservation of natural areas, creating open space connections, or buffering consistent with the plan.

6. Require compatible land use transitions at the edges of neighborhoods through land use, site design and landscaping.

7. Encourage environmentally conscious site design and construction methods to assure that development respects the natural environment.

8. Provide dispersed locations for a diversity of housing styles, types, and price ranges and encourage development of housing and services that meet the needs of nontraditional households.

9. Plan and provide for the housing and service needs of the elderly and disabled.

10. Regularly review and revise, as necessary, zoning and subdivision regulations, building codes, design standards and approval processes to assure that regulations and standards are flexible enough to allow quality and variety of housing options.

11. Require and enforce high design and maintenance standards for all residential development.

12. Require the maintenance of existing and future housing through enforcement of the housing maintenance code.

13. Facilitate and promote housing rehab and renovation programs through partnerships with HUD, Fannie Mae, local banks, MHFA, Metro Council, ACCAP, Anoka County HRA and other non-profit or private organizations.

14. Promote and market first time homebuyer programs such as the Minnesota Cities Participation Program through MHFA.

15. Ensure projects are consistent with the goals and policies of the Mississippi River Critical Area Plan (MNRRA) and are sensitive to the Rivers natural environment.

16. Ensure open space that is part of a residential development is preserved as permanent open space through such means as permanent conservation easements, land trusts, deed restrictions or other legal means to permanently preserve open space.

The following table summarizes maximum density allowances for the various residential districts.

Table 5-3 Density Table

Land Use Category	Average Density
Rural Developing	1 unit per 2.5 acres gross
Low Density Residential	4 units per net acre
Medium Density Residential	7 units per net acre
High Density	15 units per net acre

d) Commercial

Commercially guided land uses are generally located along Highways 10 and 47. Highway 10 is of critical importance in developing a strong community image. Future commercial development and redevelopment should focus on key nodes along the corridor (rather than span an entire corridor) and serve the travelers along the corridor as well as adjacent neighborhood residents. (See chapter 6 for a further discussion on a Highway 10 corridor study). The commercial development along Highway 47 is more of a commercial node pattern. This land use plan supports existing commercial nodes that serve neighborhoods and commuters particularly at the intersections of County Road 116 and Alpine Drive.

The locations of existing commercial within the community (at major intersections such as County Road 116 and Highway 47 or along major roadways such as Highway 10) play an important role in what types of uses go there. The predominant use is gas/convenient stores that serve commuters. Other uses include fast food or sit down restaurant, grocery, small-scale retail trade and services such as drive through banking, real estate, legal services, dry-cleaning, or day care. The Mixed-Use land use (defined later) is also intended to provide shopping and services.

While commercial development along the Highway 10 corridor should be guided by the results of a corridor study and river crossings study, other commercial nodes can be better defined as follows.

167th Avenue and Highway 47: The commercial node at 167th Avenue and Highway 47 functions as a neighborhood service center; however, the viability of this commercial node is somewhat unstable due to the low density development within its primary market area and the lack of adequate public facilities. The surrounding area is guided for future development of a rural character, with plans to study the feasibility to expand the MUSA to certain areas surrounding this node.

Alpine Drive and Highway 47: This area is intended to function as a neighborhood commercial service center with uses that serve the basic convenience needs of Ramsey residents such as grocery, hair salon, gas/convenience, coffee shop, bakery, dry-cleaners, and other convenience uses. The basic intent of this commercial area is to service the immediate residential neighborhood and the travelers on Highway 47. Uses that draw regional traffic such as the typical big box retailers, large department stores, automotive sales, or large screen theaters are not intended for this area. These uses are more destination oriented uses and would likely create traffic volumes that are not supported by the local roadways serving this node.

Bunker Lake Boulevard and Highway 47: This commercial node is largely developed and operates in a similar fashion as Alpine Drive and Highway 47. However, because this node has more accessibility due to Bunker Lake Boulevard (County Road 116) more destination-oriented uses such as banks, postal services, real estate or insurance offices and other services are appropriate uses.

General Goals for Commercial
The following are the goals of the City relative to places to shop:

1. To provide commercial/retail services to satisfy basic needs of Ramsey residents and commuters.

2. To reduce traffic congestion and create an environment that conveniently and efficiently serves the automobile while maintaining a pedestrian friendly atmosphere.

3. To create an image that is attractive, inviting to both pedestrians and automobiles and displays an identity consistent with the overall community identity.

4. To redevelop, improve and clean up underutilized commercial sites along Highway 10.

Commercial Policy
It is the policy of the City to:

1. Allow for the development of community convenience uses at the intersection of Alpine Drive and Highway 47 and County Road 116 and Highway 47.

2. Control access to Highway 47 and Highway 10 in order to reduce traffic congestion and improve accessibility to businesses.

3. Facilitate private sector redevelopment and rehabilitation of underutilized sites along the Highway 10 corridor.

4. Provide safe and convenient access to places to shop from adjacent neighborhoods through pedestrian trails and paths.

5. Discourage strip commercial development along the Highway 10 Corridor and seek solutions to traffic problems associated with multiple access points.

6. Encourage clustering of commercial development at major intersections that can take advantage of good access to and visibility from the major roadway system.

7. Require development within the Mississippi River Corridor to be compatible with the goals and policies of the Mississippi National River and Recreation Area (MNRRA) and the Critical Area Plan.

e) Business Park and Office Park
The City of Ramsey has an existing industrial park area that consists of a variety of heavy and light industrial uses. This area generally lies east of Ramsey Boulevard and south of Bunker Lake Boulevard and the sanitary landfill. During the early 1990's the AEC Energy Park and Ramsey Business Park 95 opened up new land for industrial development with urban services. These parks have rapidly been filling up and have brought over 1,000 new jobs to the community, many of which were new jobs created in the metropolitan area.

Ramsey has a significant supply of available land that is strategically located just north of U.S. Highway 10 and along the BNSF railroad line. The current zoning ordinance designates the majority of this land as Business Warehouse and Industrial property. Since the last plan update,

much of this land has been developed, and vacancy rates for industrial property in Ramsey are generally low.

To increase the supply of land for business and office park development, the plan for 2030 guides land south of Highway 10 near the proposed Mississippi River Bridge crossing for Office Park use.

General Goals for Business Park and Office Park
The following are the goals of the City:

1. To ensure a diversity of good paying jobs to residents of the City of Ramsey.

2. To provide a sound economic base for the City, local school districts and Anoka County.

3. To improve the ratio of jobs to housing in order to lessen Ramsey's dependency on job centers elsewhere in the region.

4. To provide opportunities for growth of existing businesses (business retention).

5. To create opportunities for high quality development that contributes to a good image for the City of Ramsey.

6. To ensure adequate means of transportation and transit for employees to be able to get to and from places to work.

It is the intent of the plan to create industrial/office park settings where buildings and uses relate to each other to become places rather than function as freestanding elements. Future business park and office park uses will be served by urban utilities in order to insure the highest quality of public infrastructure and public and private investment. Development of these areas is intended to maximize the efficiency of land use by optimizing street widths and utility lengths and creating centralized storm ponds that function not only to filter sediments from surface runoff but also provide amenities for the employees and businesses there.

The Business Park designation accommodates uses such as business and professional offices, showrooms, warehousing, light industrial/manufacturing, heavy industrial/manufacturing, and public works facilities.

This Office Park designation is intended to accommodate corporate campus, office, office-showroom and other low-impact, job-producing uses that are less intense than those found in the Business Park areas.

Business Park and Office Park Policy
It is the policy of the City to:

1. Require developments to adhere to environmentally sensitive design and construction standards. (See "Protecting Water Quality in Urban Areas" a publication on Best Management Practices by the MPCA).

2. Encourage high quality and unique design and site planning.

3. Allow for techniques to minimize infrastructure costs such as centralized storm ponds, shared driveways and loading docks and optimum street widths.

4. Facilitate the clean up and redevelopment of brownfields and underutilized sites within the places to work area.

5. Promote economic development in the City of Ramsey.

6. Continue to market, develop and expand the Ramsey Business Park.

7. Develop and implement a business retention and expansion program.

8. Work with the educational entities such as the Anoka High School and Anoka Hennepin Technical College to enhance employee-training programs and connect welfare recipients to work opportunities as part of the welfare to work program.

9. Require individual sites to be connected to a trail system that links employees with the Town Center, parks and neighborhoods.

10. Work with the Anoka County Traveler and the Metropolitan Council Transit Organization to address transit and employee transportation issues.

Business Park, Office Park and Commercial Performance Criteria
In order to ensure proper siting and development of commercial, office and industrial uses within the designated areas all projects should be evaluated based on the following criteria:

1. The project is planned as an integral element of the larger community with interconnecting streets, paths and greenways.

2. The project is planned to minimize conflicts between non-business/industrial uses (for example parking lots and loading docks should be located away from or adequately buffered from residential neighborhoods).

3. Opportunities to minimize infrastructure and other elements of the built environment are incorporated into the design (for example shared parking and driveways or decked parking).

4. The project displays elements that enhance or build upon the identity and image of the Ramsey Community and the project.

f) Mixed-Use

Mixed Use includes retail, commercial, entertainment, office, institutional, high density residential, transit hubs and park and recreation uses. The Comprehensive Plan anticipates two areas of Ramsey to be designated as Mixed Use; the first area stretching from the west side of Armstrong Blvd. to the west side of Ramsey Blvd. and a second area south of State Highway 10 west of Feldspar St.

The COR Mixed Use Area: The COR Mixed Use area is proposed to be located in portions of Section 28 and 29 stretching from the west side of Armstrong Blvd. to the west side of Ramsey Blvd., north of the railroad. Mixed Use was chosen for this site because of the proximity to major employment areas, major transportation corridors and a future commuter rail station serving the Northstar Commuter Rail Corridor The Northstar Commuter Rail began service in 2009. The area east of Armstrong Boulevard is governed by The COR Master Plan, which provides specific land use and design guidance for this area. The purpose of The COR Mixed Use Area is to establish a community hub that integrates places to work, play and live and embraces transit oriented design in anticipation of the potential future commuter rail station.

In 2009, the City's Housing and Redevelopment Authority (HRA) purchased a portion of the project to release from a foreclosure process. The City began a revision exercise to take a fresh look at the project and clean up certain title issues that were preventing the project from moving forward. The result was a new development plan that anticipated larger-scale retail to anchor the development to support the goals of the center of the development. This area was largely guided as medium density residential.

Mixed-Use enhances the functionality of a transit hub at this location because it creates efficiencies by being able to send and receive people who might work or live in the area. Because a large portion of the area is undeveloped, it has the opportunity to be organized in a pedestrian friendly environment that supports mass transit. A commuter rail station in this location would be spaced approximately 3-5 miles from stations to the north near downtown Elk River and south in Anoka near 7th Avenue. It will take advantage of good accessibility from the north via Armstrong Boulevard and from the east and west via Industry Avenue and Highway 10, all arterial roadways. Mixed use development would be transit oriented to support the station. Development should be intense with multi-story buildings rather than one level building. Commercial and residential buildings should be linked by a pedestrian-way so people can park at the station and stroll through commercial shops. It should be directly connected to areas of major employment (Ramsey Business Park, AEC Energy Park, Anoka Enterprise Park and future places to work) and Anoka Hennepin Technical College. This could be done through a shuttle bus service, which would serve not only places to work but also residential neighborhoods. It also should make connections to

the new hotel project south of Highway 10 near Sunfish Lake Boulevard and the Mississippi West Regional Park.

Ramsey does not have much choice for local shopping, eating out or doing business within its own community. Ramsey has no identifiable downtown for its citizens. The downtowns of neighboring communities such as Elk River and Anoka and the many features of the Twin Cities Metropolitan Area are the primary sources of entertainment for Ramsey residents. There is one grocery store in Ramsey, which is Coborn's at the western edge of The COR area near Armstrong Boulevard. The other commercial areas focus on special services like used car lots or recreational vehicle sales.

The COR is meant to identify a place in the community where a variety of social activities may occur more convenient to Ramsey residents. Its location should take advantage of being central to the Ramsey population base, connected through a strong pedestrian trail or sidewalk system, easily accessible by the automobile and visible to the shopper's eye. The COR is intended to receive a mix of land uses including:

- Civic places where people can gather or events can be held (a park, community center, library or history museum).
- Commercial/retail where people can take care of casual everyday shopping or sit down at a local restaurant (grocery, hardware, restaurant, or hair salon).
- Professional Offices/places to work or take care of everyday business (real estate, banking, accounting, legal services and local post office).
- High-density residential/places to live including senior housing (owner and renter occupied).

By mixing high density residential with civic, commercial and office uses, a vibrant core can be created where life goes on all day and into the evening. Housing is located within walking distance to jobs and shopping. Sidewalks and trails link neighborhoods to The COR and link civic facilities with commercial and housing facilities creating a pedestrian oriented environment within The COR. Civic places are well lit and aesthetically pleasing, inviting the public into a defined public space. Buildings are well designed and areas of landscaping reflect the identity of strong natural features in the Ramsey Community. These characteristics create The CORof Ramsey's future.

An important decision will need to be made in the future about whether to construct a new bridge over the Mississippi River and what alignment it should follow. This potential connection will have a significant impact on the future of the Mixed-Use site because a future bridge corridor will likely alter traffic patterns in this general area. If a bridge is constructed near the Mixed-Use site, Ramsey must be able to influence the design of the roadways so that the Mixed-Use area can survive and benefit. However, should a bridge crossing not be constructed, the Mixed Use

area must be designed to function on existing surrounding land use patterns. Furthermore, if development of this area should come to fruition prior to the establishment of a definitive alignment for a future bridge that crosses the Mississippi River, the City of Ramsey should work with Anoka County and Mn/DOT to ensure a future alignment to satisfy local and regional needs. The approval of Legacy Christian Academy impacts the alternatives available for the future river crossing. In 2011, the City is in the process of final design stages for a future Armstrong Boulevard interchange over the existing railroad tracks and Highway 10.

Careful design and planning for the Mixed-Use site can offer a wonderful image to Ramsey that will serve residents, workers and travelers using Highway 10. The location along the BNSF Railroad Tracks is highly visible from Highway 10 and demands high quality design. Specific standards and design elements for The COR area have been developed through amendments to the Zoning Code, the creation of a zoning overlay district and adoption of The COR design guidelines.

Mixed Use Area – South of Highway 10: Another area of mixed use is located south of Highway 10 just east of Mississippi West Regional Park. The intended mixed-use pattern on this location is to provide opportunity for higher density housing integrated with commercial uses which are supported by both the higher density housing and the traffic from Highway 10. The amount of housing contemplated in this mixed use area has been achieved, and thus, the remainder of this area is anticipated to develop as commercial.

General Goals for Mixed Use
The following are the goals of the City relative to Mixed Use:

1. To provide an area where people can live, work and play, which supports alternative modes of transit while still accommodating the automobile.

2. To ensure adequate service and retail opportunities to meet the needs of major employment areas and businesses.

3. To enhance the local labor supply through provision of high density housing in close proximity to major places to work.

4. To create an attractive high quality, community oriented development that positively reflects on the image and identity of the Ramsey Community.

Mixed-Use Policy
Within the areas designated for Mixed-Use, it is the policy of the City to:

1. Work with the landowners to develop a master plan consistent with the intent of the Mixed-Use designation.

2. Encourage consistent design standards based on transit orientated development practices that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, and building materials and placements.

3. Allow higher density residential development within the Mixed-Use area.

4. Provide safe walkway and trail linkages from the Town Center Mixed-Use area to other public facilities, major employment centers (such as Ramsey Business Park 95) and residential neighborhoods.

5. Encourage the Northstar Corridor Development Authority to consider the Town Center Mixed-Use area site for a commuter rail station site and work with the corridor to plan for such a facility.

6. Communicate with Anoka County and MnDot regarding development impacts associated with a potential bridge crossing.

8. Encourage all high-density residential developments to include a commercial/retail component within the same building at street level.

5. Staging of Development--MUSA Expansion

Future expansion of Urban Services must be done in a manner consistent with the provisions and process outlined in the City Charter.

Between 2008 and 2030, sewered development will continue in a contiguous fashion from the existing sewered areas. However, since large portions of the city have already been developed at in a very low density pattern, it is unlikely that many of these areas will be served by municipal services before 2030.

Based on extensive public input, it was determined that it was logical to extend services north of Trott Brook with the understanding that private development would likely bear the cost of any future extension. This area is the last area of the city that has significant undeveloped larger lots, which provide the opportunity for development concepts which incorporate key elements such as density transition and natural resources protection and still allow for economic feasibility.

In 2011, the City hopes to establish a Special Area Plan over the area of the TH 47/167th Avenue commercial node in order to study an appropriate means to support this commercial district. At this time, the special area plan does not carry any additional restrictions or contemplate an overlay district on the Official Zoning Map. The special area plan is intended to be a tool to begin discussions with surrounding property owners to assist in the creation of a master plan for the commercial node. Finally, with the availability of water and future sanitary

sewer, the City will discuss with property owners any desires to expand the MUSA to the surrounding area.

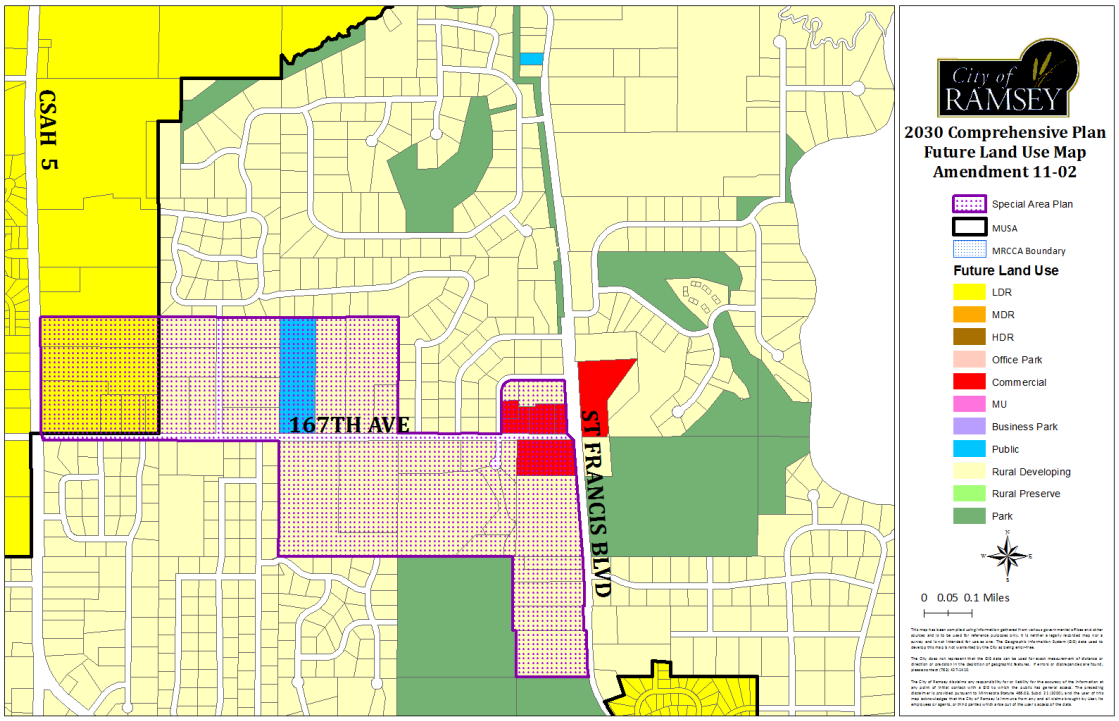


Table 5-4 demonstrates the staging of sewered development in 5-year increments to 2030 consistent with the 2030 Land Use Plan map.

Table 5-4 Land Use Staging in 5-Year Increments (By Sewer District)

North Trott Brook Sewer District (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre Minimum	Maximum	Existing (2008) acres	2010 acres	2015 acres	2020 acres	2025 acres	2030 acres	Change 2008-2030 acres
Residential Land Uses			0	124	248	372	496	621	621
Low Density Residential	3	4	0	120	241	361	482	602	602
Medium Density Residential	3	7	0	4	7	11	15	18	18
High Density Residential	7	15	0	0	0	0	0	0	0
Mixed Use Primarily Residential*	10		0	0	0	0	0	0	0
C/I Land Uses	Est. Employees/Acre		0	1	2	3	4	5	5
Commercial	15		0	1	2	3	4	5	5
Industrial	8								0
Office	10								0
Mixed Use Primarily C/I*									0
Extractive									0
Public/Semi Public Land Uses			0	185	186	186	186	186	186
Public/Semi Public Land Uses			0	0	1	1	1	1	1
Parks and Recreation									0
Open Space									0
Roadway Rights of Way									0
Vacant/Agricultural									0
Vacant/Agricultural									0
Wetlands and Open Space			0	185	185	185	185	185	185
Subtotal Sewered			**0**	**310**	**436**	**561**	**687**	**812**	**812**
Outside Urban Service Area	**Minimum lot size**	**Maximum lot size**	**Existing (2008)**	**2010**	**2015**	**2020**	**2025**	**2030**	**Change 2000-2030**
Rural Residential 2.5 acres or less	2.5		1973	2104	2234	2365	2496	2626	654
Public/Semi Public Land Uses									0
Public/Semi Public Land Uses			12	12	11	11	10	10	(2)
Parks and Recreation			56	65	75	84	93	102	46
Subtotal Unsewered			2041	2181	2320	2460	2599	2739	698
Vacant/Agricultural									
Vacant/Agricultural	40		1325	1060	795	530	265	0	(1325)
Wetlands and Open Space			1557	1372	1372	1372	1372	1372	(185)
Total			**4923**	**4923**	**4923**	**4923**	**4923**	**4923**	

* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

Table 5-4 Land Use Staging in 5-Year Increments (By Sewer District)-Cont.

Mississippi River Sewer District (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre Minimum	Maximum	Existing (2008) acres	2010 acres	2015 acres	2020 acres	2025 acres	2030 acres	Change 2008-2030 acres
Residential Land Uses			468	586	704	822	940	1058	590
Low Density Residential	3	4	357	386	415	443	472	501	143
Medium Density Residential	3	7	111	120	130	139	148	157	46
High Density Residential	7	15	0	13	27	40	53	66	66
Mixed Use Primarily Residential*	10		0	67	133	200	267	334	334
C/I Land Uses	Est. Employees/Acre		738	798	858	918	978	1038	301
Commercial	15		205	228	250	273	296	319	114
Industrial	8		422	448	474	500	526	553	131
Office	10		0	33	67	100	133	167	167
Mixed Use Primarily C/I*									0
Landfill			111	89	67	44	22	0	(111)
Public/Semi Public Land Uses			1546	1368	1184	1001	817	633	(912)
Public/Semi Public Land Uses			10	43	75	108	141	173	163
Parks and Recreation			293	301	309	317	324	332	39
Open Space									0
Roadway Rights of Way									0
Vacant/Agricultural									0
Vacant/Agricultural			1120	896	672	448	224	0	(1120)
Wetlands and Open Space			123	128	128	128	128	128	5
Subtotal			**2752**	**2752**	**2746**	**2741**	**2735**	**2729**	
Outside Urban Service Area	**Minimum lot size**	**Maximum lot size**	**Existing (2008)**	**2010**	**2015**	**2020**	**2025**	**2030**	**Change 2000-2030**
Rural Residential 2.5 acres or less	3		1517	1560	1603	1646	1689	1732	215
C/I Land Uses									
Commercial			56	45	34	22	11	0	
Industrial/Business Park									
Public/Semi Public Land Uses									0
Public/Semi Public Land Uses									0
Parks and Recreation			210	219	228	237	246	255	45
Subtotal			1782	1823	1864	1905	1946	1987	261
Vacant/Agricultural									
Vacant/Agricultural	40		176	141	106	70	35	0	(176)
Wetlands and Open Space			364	358	358	358	358	358	(6)
Total			**5074**	**5074**	**5074**	**5074**	**5075**	**5074**	

* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

Table 5-4 Land Use Staging in 5-Year Increments (By Sewer District)-Cont.

Rum River Sewer District (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre Minimum	Maximum	Existing (2008) acres	2010 acres	2015 acres	2020 acres	2025 acres	2030 acres	Change 2008-2030 acres
Residential Land Uses			1568	1645	1722	1799	1875	1952	384
Low Density Residential	3	4	1389	1462	1534	1607	1679	1752	362
Medium Density Residential	3	7	129	136	143	150	157	164	35
High Density Residential	7	15	0	7	15	22	29	37	37
Rural Residential	0		50	40	30	20	10	0	(50)
C/I Land Uses	Est. Employees/Acre		91	83	75	67	59	51	(39)
Commercial	15		51	51	51	51	51	51	0
Industrial	8								0
Office	10								0
Mixed Use Primarily C/I*									0
Landfill			40	32	24	16	8	0	(40)
Public/Semi Public Land Uses			881	876	847	817	788	758	(123)
Public/Semi Public Land Uses			108	115	122	129	136	143	35
Parks and Recreation			127	127	126	126	126	126	(1)
Open Space									0
Roadway Rights of Way									0
Vacant/Agricultural									0
Vacant/Agricultural			181	145	109	73	36	0	(181)
Wetlands and Open Space			465	489	489	489	489	489	24
Subtotal			**2540**	**2604**	**2643**	**2683**	**2722**	**2762**	
Outside Urban Service Area	**Minimum lot size**	**Maximum lot size**	**Existing (2008)**	**2010**	**2015**	**2020**	**2025**	**2030**	**Change 2000-2030**
Rural Residential 2.5 acres or less	3		2032	2083	2134	2184	2235	2286	254
C/I Land Uses									
Commercial			14	14	14	14	14	14	
Industrial/Business Park									
Public/Semi Public Land Uses									0
Public/Semi Public Land Uses			154	126	98	70	42	14	(139)
Parks and Recreation			270	289	308	327	347	366	96
Subtotal			2470	2512	2554	2596	2638	2681	211
Vacant/Agricultural									
Vacant/Agricultural	40		409	327	245	163	82	0	(409)
Wetlands and Open Space			791	767	767	767	767	767	(24)
Total			**6210**	**6210**	**6210**	**6210**	**6210**	**6210**	

* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

Consolidated/All Districts

Within Urban Service Area	Allowed Density Range Housing Units/Acre Minimum	Maximum	Existing (2008)	2010	2015	2020	2025	2030	Change 2008-2030
Residential Land Uses			2037	2355	2674	2993	3312	3631	1594
Low Density Residential	3	4	1747	1968	2190	2412	2633	2855	1108
Medium Density Residential	3	7	240	260	280	299	319	339	99
High Density Residential	7	15	0	21	41	62	82	103	103
Rural Residential	0.4		50	40	30	20	10	0	-50
Mixed Use Primarily Residential*	10		0	67	133	200	267	334	334
C/I Land Uses	Est. Employees/Acre**		828	882	935	988	1042	1095	266
Commercial	15		256	280	304	328	352	376	120
Industrial	8		422	448	474	500	526	553	131
Office	10		0	33	67	100	133	167	167
Landfill			151	121	90	60	30	0	-151
Public/Semi Public Land Uses			2427	2429	2216	2004	1791	1578	-849
Public/Semi Public Land Uses			118	158	198	238	278	318	200
Parks and Recreation			420	428	435	443	450	458	38
Open Space									0
Roadway Rights of Way									0
Vacant/Agricultural									0
Vacant/Agricultural			1301	1041	781	520	260	0	-1301
Wetlands and Open Space			587	802	802	802	802	801	214
Subtotal			5292	5666	5826	5985	6144	6303	
Outside Urban Service Area	**Minimum lot size**	**Maximum lot size**	**Existing (2008)**	**2010**	**2015**	**2020**	**2025**	**2030**	**Change 2008-2030**
Rural Residential 2.5 acres or less	2.5		5521	5746	5971	6195	6420	6644	1123
C/I Land Uses									
Commercial			70	59	48	37	26	14	-56
Public/Semi Public Land Uses									
Public/Semi Public Land Uses			166	137	109	81	53	24	-141
Parks and Recreation			536	573	611	648	686	723	188
Subtotal			6293	6516	6738	6961	7184	7406	1113
Vacant/Agricultural									
Vacant/Agricultural	40		1910	1528	1146	764	382	0	-1910
Wetlands and Open Space			2712	2497	2497	2497	2497	2497	-215
Total			**16207**	**16207**	**16207**	**16207**	**16207**	**16207**	

* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

** Values shown for estimated employees per acre are the anticipated 2030 densities and represent an increase in employment density over the 2008 actual. Over the 2008-2030 time period, steadily increasing employment density estimates are used for each decade to forecast anticipated increase in employment density.

Table 5-4 also contains information on the planned density levels of households and employment per acre. The Metropolitan Council uses this calculation to determine how much of the planned regional growth can be accommodated by a particular community. Development typically occurs at range of densities in a community and therefore, in order to maintain consistent application across the region, the Metropolitan Council directs communities to calculate a community's growth capacity using the lowest density in the planned range. A summary of the Ramsey planned household and employment capacity are in Tables 5-5 and 5-6.

Table 5-5 Planned Household Capacity (2030) (By Sewer District)

North Trott Brook SD

	Min. Density	Net Acres	Household Capacity
Within 2030 MUSA			
Low Density Residential	3	602	1,807
Medium Density Residential	3	18	54
Outside 2030 MUSA			
Rural Residential	0.4	2,626	1,051
Total Household Capacity			2,912

Mississippi River SD

	Min. Density	Net Acres	Household Capacity
Within 2030 MUSA			
Low Density Residential	3	501	1,502
Medium Density Residential	3	157	472
High Density Residential	7	66	465
Mixed Use	10	334	3,337
Outside 2030 MUSA			
Rural Residential	0.4	1,732	693
Total Household Capacity			6,469

Rum River

	Min. Density	Net Acres	Household Capacity
Within 2030 MUSA			
Low Density Residential	3	1,752	5,255
Medium Density Residential	3	164	491
High Density Residential	7	37	256
Outside 2030 MUSA			
Rural Residential	0.4	2,286	914
Total Household Capacity			6,916

Not in a Sewer District

	Min. Density	Net Acres	Household Capacity
Outside 2030 MUSA			
Rural Residential	0.4	0	0
Total Household Capacity			0

TOTAL HOUSEHOLD CAPACITY	16,297

Table 5-6 Planned Employment Capacity (2030) (By Sewer District)

North Trott Brook SD

	Employment Density	Net Acres	Employment Capacity
Within 2030 MUSA			
Commercial	15	5	80
Total Employment Capacity			80

Mississippi River SD

	Employment Density	Net Acres	Employment Capacity
Within 2030 MUSA			
Commercial	15	319	4,783
Industrial/Business Park	8	553	4,421
Office	10	167	1,668
Total Employment Capacity			10,872

Rum River SD

	Employment Density	Net Acres	Employment Capacity
Within 2030 MUSA			
Commercial	15	50	771
Outside 2030 MUSA			
Commercial	15	16	215
Total Employment Capacity			986

Not in a Sewer District

	Employment Density	Net Acres	Employment Capacity
Outside 2030 MUSA			
None	0	0	0
Total Employment Capacity			0

TOTAL EMPLOYMENT CAPACITY	11,938

These planned capacities appear to be in general compliance with the Metropolitan Council's published forecasts of 16,500 households and 11,300 employment by 2030. It should be noted that the density of employment can be highly variable due to the wide range of business and structure types in each commercial and industrial category.

6. Net Density of New Planned Residential Land

The Metropolitan Council requires a calculation of the net density of areas of new *planned* residential development that have changed since the last Comprehensive Plan. They require a minimum density of three units per net developable acre. Net density is calculated by dividing the total number of planned units by the acres of land guided for residential use (minus wetlands and road right-of-way). Table 5-7 shows the net density of the areas guided for a residential land use within the MUSA between 2008 – existing development – and the new 2030 Land Use Plan.

Table 5-7 Net Density of New Planned Residential Land

Land Use Change - 2008 (Existing) to 2030 Plan	Additional Net Acres	Min Density	Total Units	Avg Density
Low Density Residential	1,108	3.0	3,324	3.0
Medium Density Residential	99	3.0	297	3.0
High Density Residential	105	7.0	735	7.0
Mixed Use (Residential portion)	334	10.0	3,340	10.0
Total	**1,646**		7,696	4.7

Note: The City has also been participating in the Metropolitan Council's plat monitoring program. Fr

C. Historic Preservation

Historic preservation is an important element of Ramsey's identity even though there are not many historically significant buildings or sites in Ramsey. In fact the Town Hall is the only building on the National Registrar of Historic Places. However, any time a community is located on a major transportation route such as the Mississippi River, it is bound to be rich with stories and adventures of early settlement. Many of these stories are important because they begin to tell us how Ramsey became the community that it is today.

Although Ramsey does not have a historic preservation district or an official body that responds to issues of historic significance, Anoka County has an active Historical

Society that responds to countywide issues. Located in the City of Anoka, the Anoka County Historical Museum maintains historical materials such as letters, photos, books and legal documents. The Museum is currently short on space and is looking to expand. The Oliver J. Kelly Farm, a Minnesota State Historical site, provides a regional resource for historic information. It also provides a recreational and educational source at its real life living history farm. The site is located approximately 3 miles north of Ramsey along the Mississippi River and is an excellent source of historical information for the City of Ramsey.

Historic Preservation Policy
It is the policy of the City of Ramsey to:

1. Review local building permit applications, site plan proposals and PUDs for historic significance through consultation and communications with the State Historical Preservation Office (SHPO) and the Anoka County Historical Society and other historic preservation resources and agencies.

2. Encourage restoration efforts of historic structures to use compatible building materials and styles to the era of the structure.

3. Promote the use and conservation of historic properties for the education, inspiration, pleasure, and enrichment of the citizens of this community and state.

4. Require future trail development along the Mississippi River, within the MNRRA corridor, to plan for or consider historical markers that explain the significance of the river corridor.

5. Work with federal, state, and local organizations including the Anoka County Historical Society, the State Historic Preservation Office, the Secretary of the Interior and local citizen groups in planning and designing for historic preservation projects.

D. Solar Access Protection

Solar energy provides an alternative means to energy that has less impact on the natural resource base of the world. Use of solar energy reduces the need for fossil fuels and nuclear power to heat or cool our homes and businesses or fuel our automobiles. State legislation enacted in 1978 requires local Comprehensive Plans to address solar access protection to ensure that direct sunlight access to solar panels is not subjected to shading from nearby trees, buildings or other structures.

Policies for Solar Access Protection
It is the policy of the City of Ramsey to:

1. Ensure existing levels of solar access are maintained in developed neighborhoods.

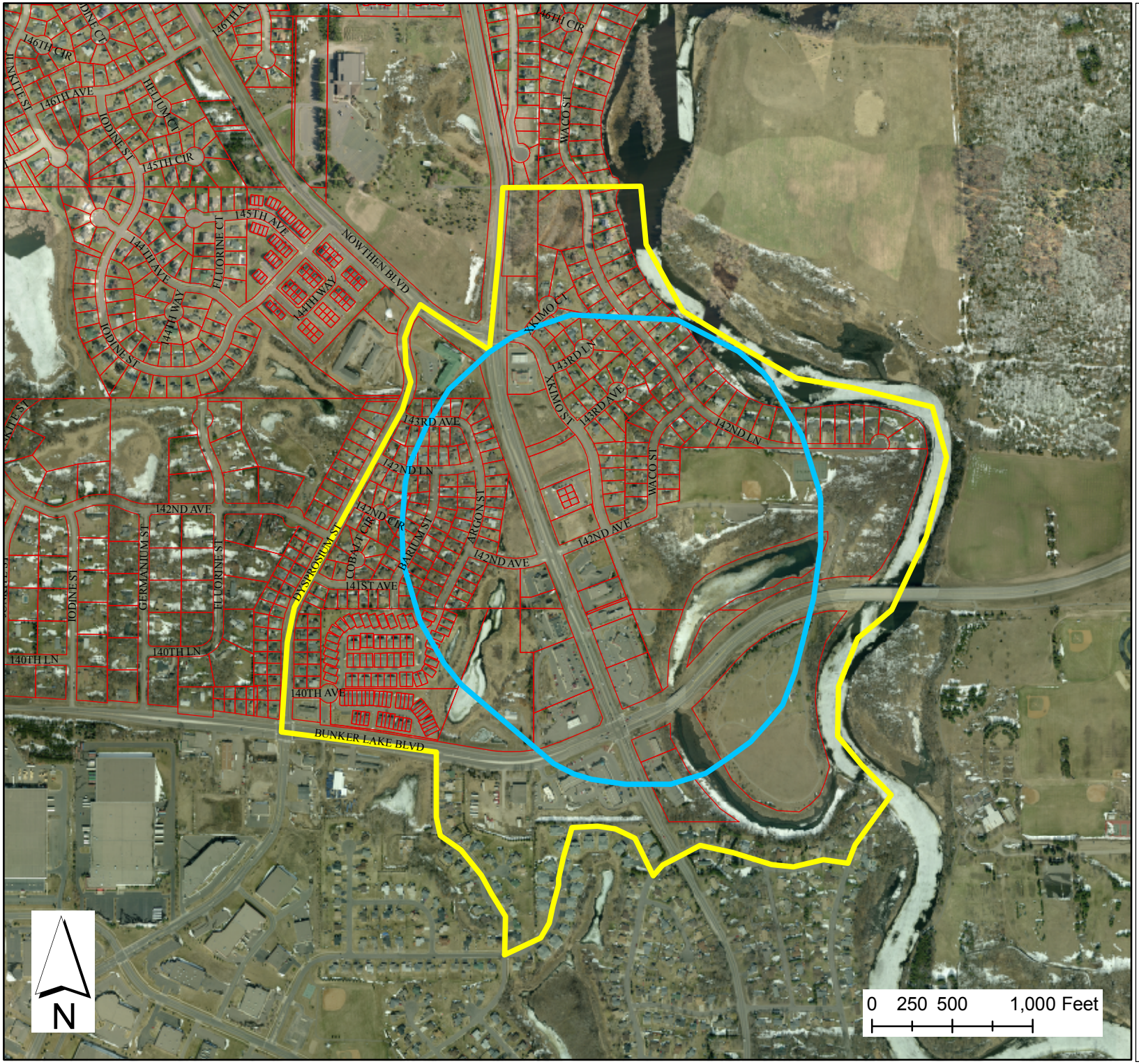
2. Encourage the use of solar energy in future housing developments through such programs as the "Energy House".

3. Ensure future site and building plans maximize efforts to design for efficient use of solar energy including such elements as the location of windows, shade trees (and types), windrows, and driveways.

4. Use where possible solar energy design elements for future public facilities and infrastructure development.

5. Encourage and support educational programs and research that focuses on alternative or renewable energy systems.

6. Work with the League of Minnesota Cities, University of Minnesota Extension Services, Minnesota Office of Environmental Assistance, Anoka County and other agencies to develop programs that increase usage of solar energy systems.



Wellhead Protection

Exhibit 2
East DWSMA
Wellhead Protection Area

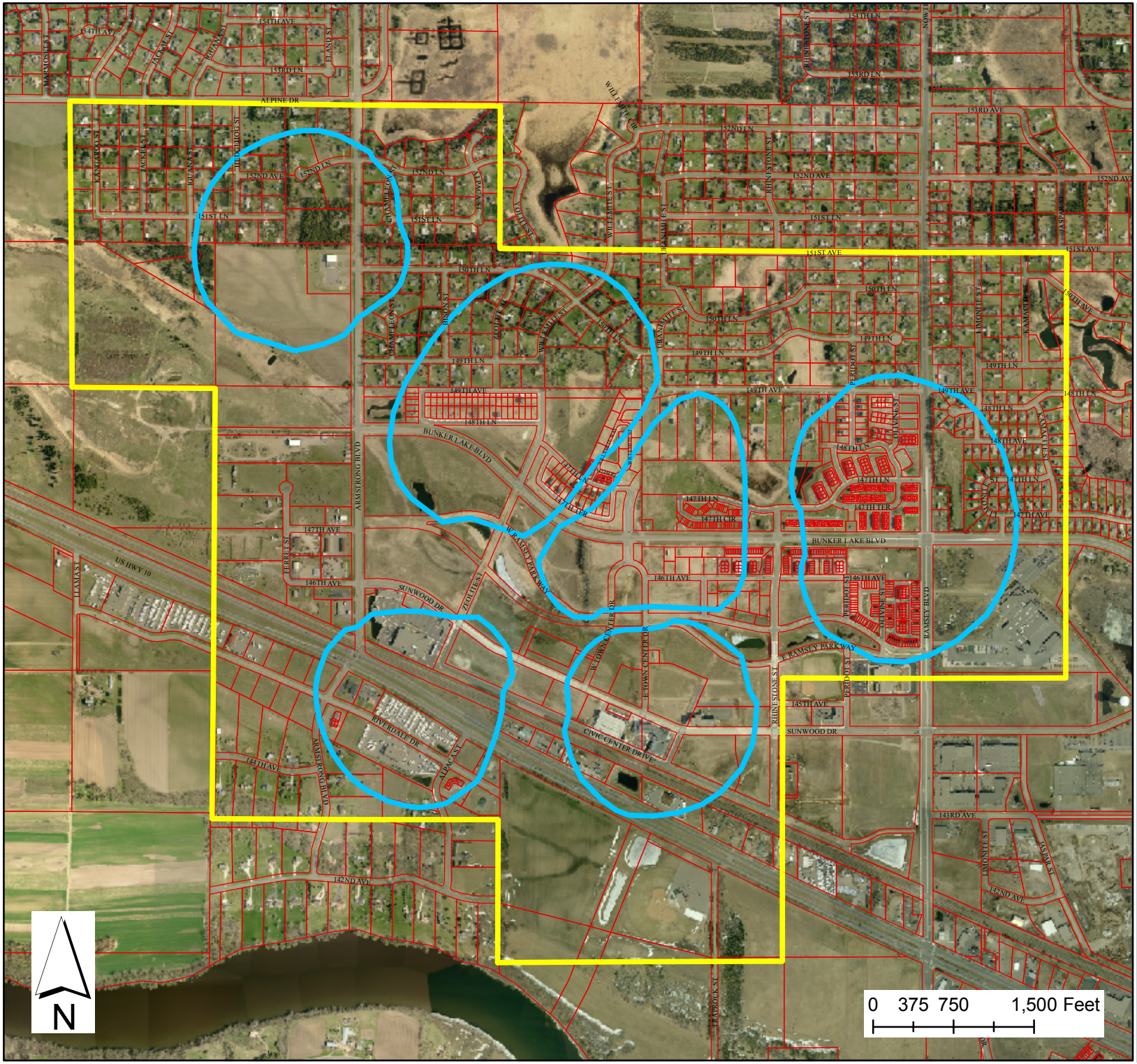
WHPA
East DWSMA Boundary
Parcels

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

The City of Ramsey disclaims any responsibility for or liability for the accuracy of the information at any point of initial contact with a GIS to which the public has general access. The preceding disclaimer is provided pursuant to Minnesota Statute 466.03, Subd. 21 (2000), and the user of this map acknowledges that the City of Ramsey is immune from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access of the data.

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Wellhead Protection

Exhibit 4
West DWSMA
Wellhead Protection Areas

West DWSMA Boundary
WHPA
Parcels

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

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9. WATER ELEMENT

Municipal Water Supply

In 2004 the City of Ramsey completed a Water Supply and Distribution plan as required by State Legislation adopted in 1993, which required public water suppliers to adopt plans to promote the efficient use of water. This plan prepared by consulting engineers Bolton & Menk, Inc. documented the water supply, demand and use characteristics of the existing municipal water system and projected future municipal water system needs. The plan also established a conservation plan and an emergency preparedness plan.

Recent growth and changes in development plans of the future community have prompted a need to update this study as part of the comprehensive plan. The water supply plan completed by Bolton Menk and Associates is incorporated to this Plan by reference. Figure 9-1 attached is the Water Storage and Distribution Improvements map (Figure ES-2 form the Bolton and Menk study) and Figure 9-2 attached is the Water Supply and Treatment Improvements map (Figure 5-1 from the Bolton and Menk study). In addition, there is a 2008 updated and Department of Natural Resources approved water supply plan.

The City of Ramsey will continue to explore opportunities for water conservation, including the recently adopted topsoil ordinance for new primary structures.

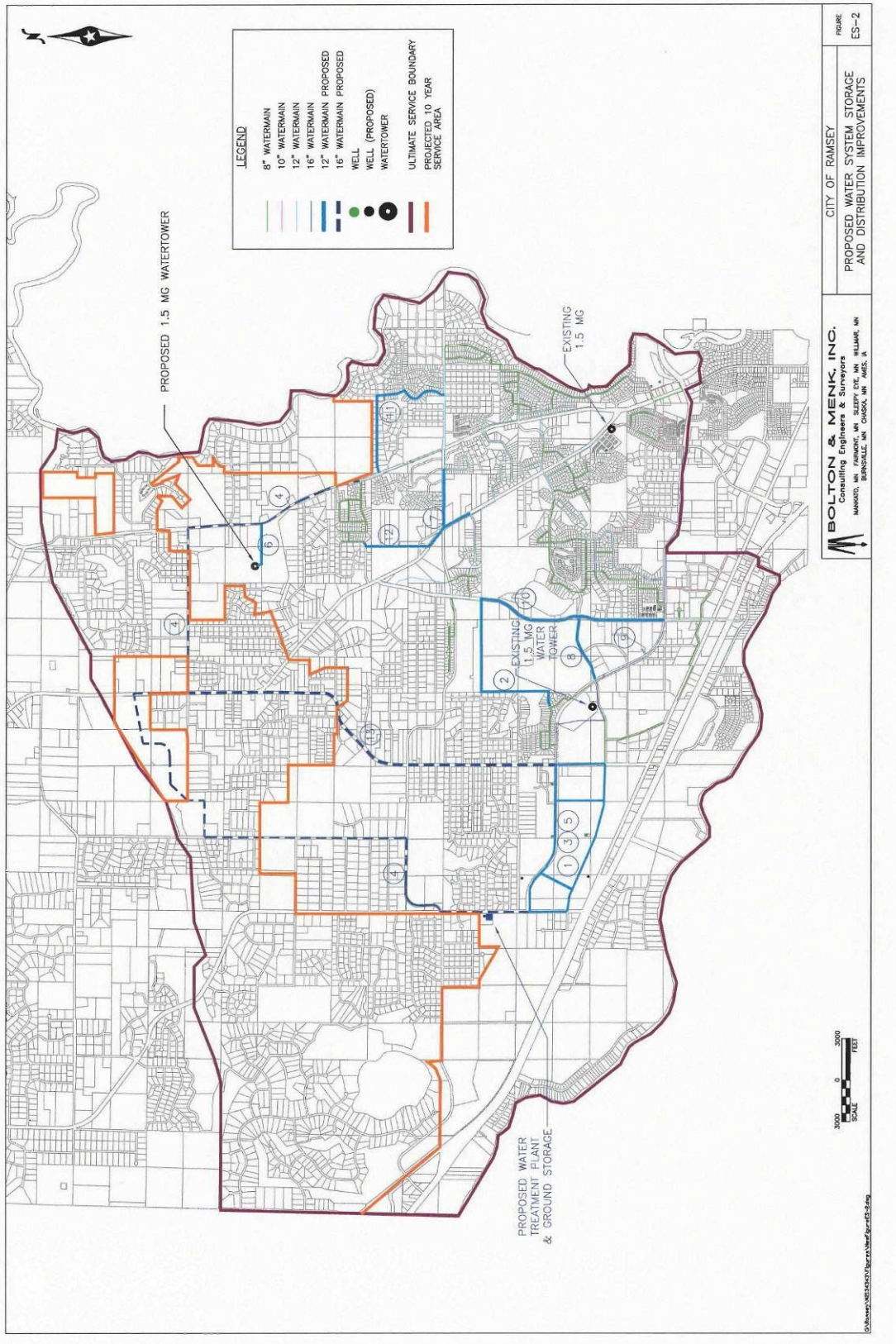
Wellhead Protection Plan

In 2009, the City of Ramsey completed a draft of a Wellhead Protection Plan as required by the Minnesota Department of Health. The purpose of this study is an effort to protect the city's water supply system from pollution by updating information regarding private wells, storage tanks, hazardous waste generators, etc. within close proximity to public wells. ~~In July of 2009, this draft was under review by adjacent jurisdiction~~The plan was reviewed and approved by the Minnesota Department of Health.
~~In addition, there is a 2008 updated and Department of Natural Resources approved water supply plan.~~

~~The City of Ramsey will continue to explore opportunities for water conservation, including the recently adopted topsoil ordinance for new primary structures.~~

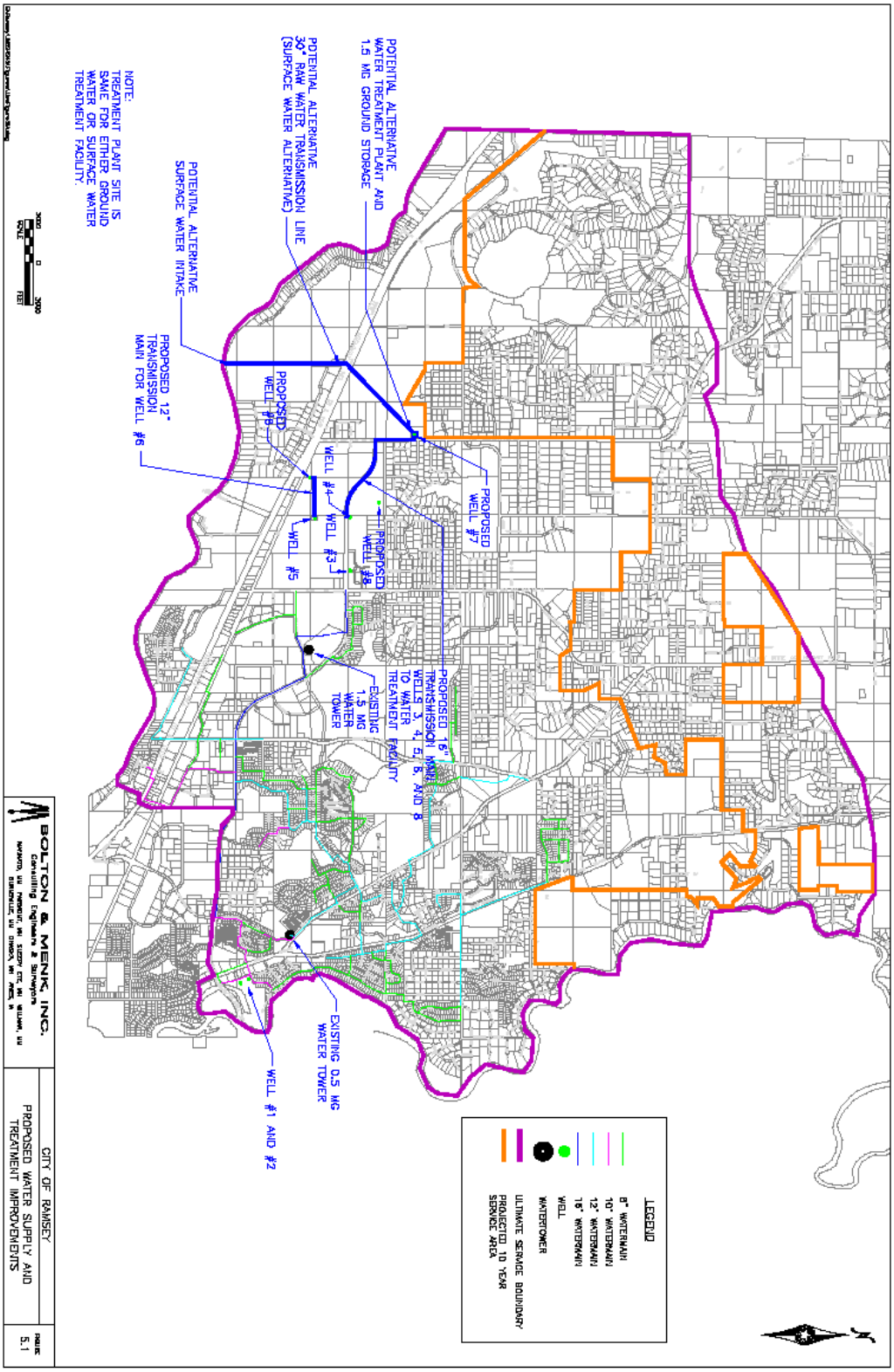
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Figure 9-1 Water Storage and Distribution Improvements



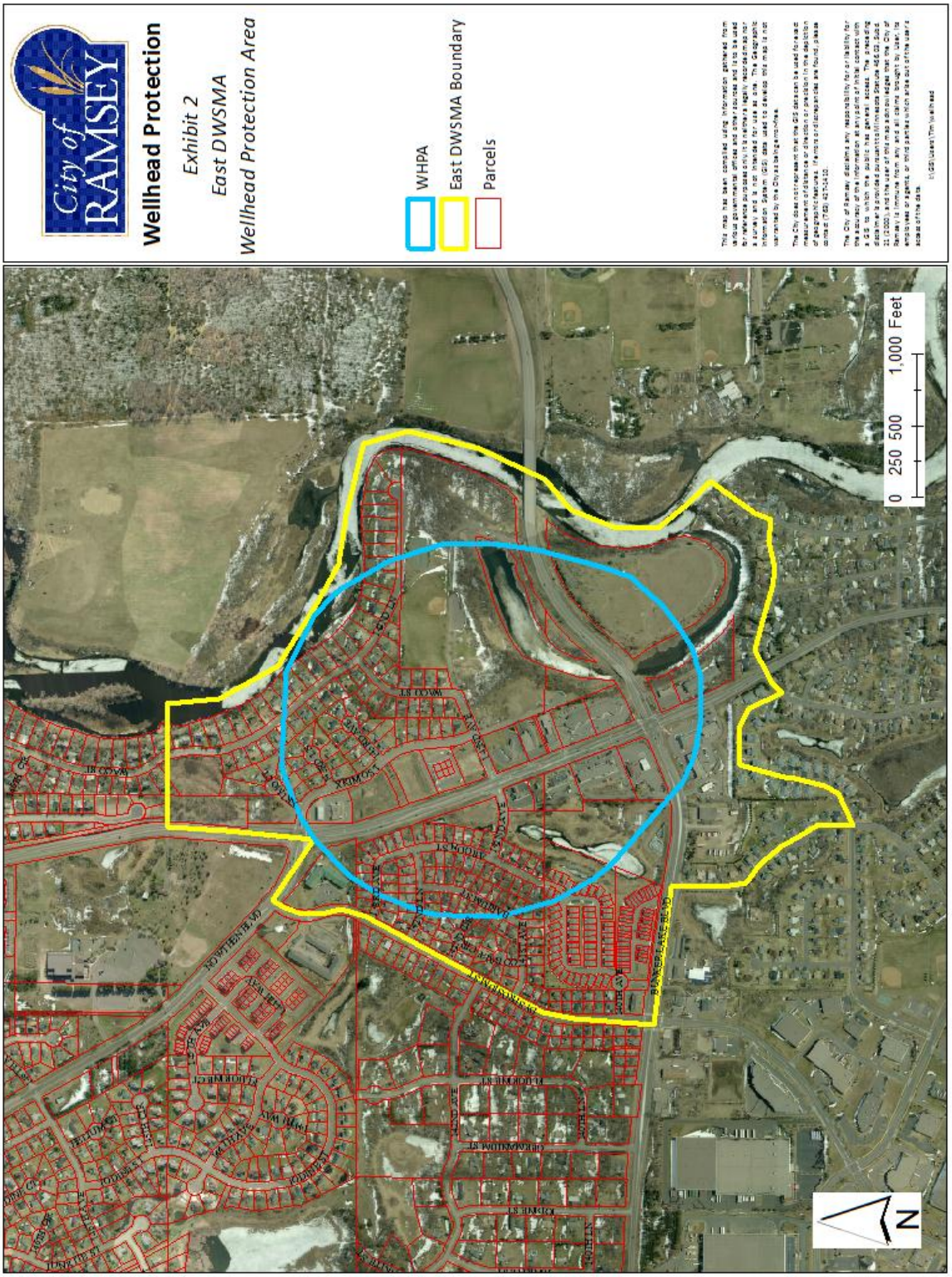
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Figure 9-2 Water Supply and Treatment Improvements



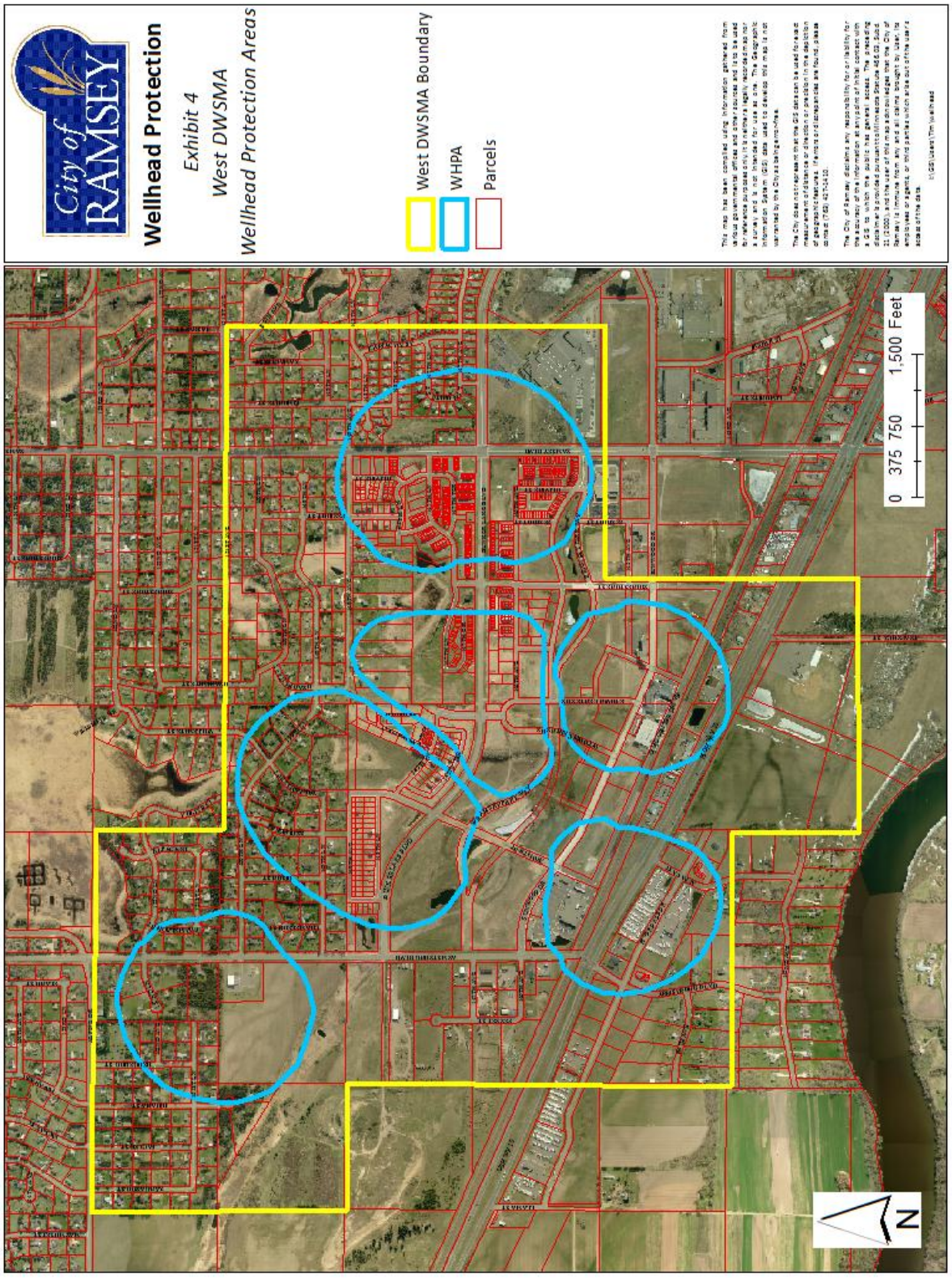
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Figure 9-3: East DWSMA and WHPA (Wellhead Protection Plan)



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Figure 9-4: East DWSMA and WHPA (Wellhead Protection Plan)



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Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-___

RESOLUTION APPROVING AN AMENDMENT TO THE 2030 COMPREHENSIVE PLAN

WHEREAS, the Metropolitan Land Planning Act (MPLA) requires local units of government to submit comprehensive plans and plan amendments to the Metropolitan Council for review and comment to ensure consistency with metropolitan system plans, consistency with other adopted comprehensive plans of the Metropolitan Council, and compatibility with plans of other local jurisdictions in the Metropolitan Area; and

WHEREAS, on January 27, 2010, the Metropolitan Council authorized the City to put the 2030 Comprehensive Plan into effect; and

WHEREAS, the City desires to amend its 2030 Comprehensive Plan to implement revised Metropolitan Council System Statements, a Wellhead Protection Plan as required by the Minnesota Department of Health, as well as update multiple sections to reflect the following:

1) Amended Master Plan for The COR
2) Revised alignments for Variolite Street and 167th Avenue
3) Revised alignment for the Central Anoka County Regional Trail

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City of Ramsey hereby adopts an amendment to the 2030 Comprehensive Plan.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Elvig, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2011.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-08-___

RESOLUTION APPROVING AN AMENDMENT TO THE 2030 COMPREHENSIVE PLAN

WHEREAS, the Metropolitan Land Planning Act (MPLA) requires local units of government to submit comprehensive plans and plan amendments to the Metropolitan Council for review and comment to ensure consistency with metropolitan system plans, consistency with other adopted comprehensive plans of the Metropolitan Council, and compatibility with plans of other local jurisdictions in the Metropolitan Area; and

WHEREAS, on January 27, 2010, the Metropolitan Council authorized the City to put the 2030 Comprehensive Plan into effect; and

WHEREAS, the City desires to amend its 2030 Comprehensive Plan to implement revised Metropolitan Council System Statements, a Wellhead Protection Plan as required by the Minnesota Department of Health, as well as update multiple sections to reflect the following:

1) Amended Master Plan for The COR
2) Revised alignments for Variolite Street and 167th Avenue
3) Revised alignment for the Central Anoka County Regional Trail

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City of Ramsey hereby adopts an amendment to the 2030 Comprehensive Plan.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Elvig, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2011.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 6.**

Meeting Date: 08/23/2011

By: Chris Anderson, Community Development

Title:

Site Plan Review for Ramsey Northstar Commuter Rail Station; Case of City of Ramsey

Background:

The recently approved state bonding bill included partial funding for a Northstar Commuter Rail Station in Ramsey. That, together with funding from the City, Anoka County Regional Rail Authority, the Counties Transit Investment Board and the Metropolitan Council, positions the City to proceed with plans for a commuter rail station across the street from the Municipal Center and municipal parking ramp. The City has received an application for site plan review of Ramsey's Northstar Commuter Rail Station.

Notification:

Observations:

The proposed commuter rail station will be located mostly within BNSF Railway Company (BNSF) right-of-way and thus, is not being reviewed using traditional zoning standards (since it does not fall within a specific zoning district); rather, it is considered more as a transportation improvement, similar to a new bridge or interchange. Nonetheless, there are components that warrant review and consideration.

The proposed rail station will have platforms on both the north and south sides of the tracks accessed by enclosed elevator/stair towers connected by an enclosed pedestrian bridge above the tracks. While not included in the final design plans, the ultimate intent is to connect the rail station to the municipal parking ramp via a skyway. This feature is currently being designed and could be bid as an alternate. The exterior finish of the rail station (enclosed elevator/stair towers and pedestrian bridge) consists primarily of a combination of cast-in-place concrete, metal/aluminum paneling and glazed glass.

A small portion of the southern elevator/stair tower and platform infrastructure does encroach onto a city-owned parcel. An appropriate mechanism will need to be implemented to account for this encroachment and Staff will be working with the City Attorney to determine the best course of action for this matter. It should be noted though that this parcel was acquired to accommodate the future expansion of Highway 10 and thus, a slight encroachment should not negatively impact it in terms of future development.

The proposed landscaping plan has been reviewed and is generally acceptable with just a couple items yet to be resolved. The plan indicates the use of sod in limited areas with most disturbed areas being improved with a residential turf seed mix. Also, irrigation is only proposed within the areas improved with sod. Finally, while the depth of topsoil proposed is greater then required by code (proposing six [6] inches for turfed areas and two [2] and three [3] feet for the planting beds), the material doesn't meet the specification required by code. The areas to be established with turf and irrigation should comply with the current topsoil requirement, which is four (4) inches of Premium Topsoil Borrow (MN DOT spec 3877). While this project is not necessarily bound by specific zoning standards as previously noted, it will require a building permit, which triggers the topsoil requirement, and Staff believes that limited irrigation and extensive use of seed deviates enough from traditional zoning requirements that it should be subject to City Council review and consideration.

The final design plans also include a sign package. Again, since the bulk of this project falls within right-of-way (both BNSF railroad and public road right-of-way), there are not specific sign regulations that are applicable. Furthermore, there is a desire to maintenance consistency among all the stations for the benefit of passengers. It

appears that none of the lettering exceeds twelve (12) inches in height, which is consistent with sign standards for a majority of the adjacent COR zoning districts. Additionally, the majority of the signage appears to be instructional/directional in nature rather than advertising copy. Considering this, Staff is of the opinion that the proposed sign package is acceptable.

In addition to the final design plans submitted by Kimley-Horn and Associates, Inc., the City's most current development plan for The COR, dated May 19, 2011, includes an additional platform to accommodate longer trains, a potential site for relocating the old town hall, and indicates future bike lockers and racks. As these options are identified within the current development plan for The COR, should any or all of these potential additional amenities be implemented, they would not be subject to future site plan review.

Other agencies, such as the Metropolitan Council, MnDOT and BNSF have reviewed the preliminary design plans (90% design) and their comments have been incorporated into the final plans. These agencies are also reviewing the final plans as well.

Recommendation:

The Planning Commission reviewed the site plan at their August 4, 2011 Planning Commission meeting and recommended City Council approval contingent upon compliance with the staff review letter.

Funding Source:

As noted above, there are multiple partners providing funding for this project. The overall cost of the project is estimated to be $14,350,000. The following are the funding partners and their respective contributions:
•State bonding: $4,000,000
•Counties Transit Investment Board: $3,000,000
•Metropolitan Council: $1,300,000
•Anoka County Regional Rail Authority: $3,000,000
•City of Ramsey: $3,050,000

Council Action:

Motion to approve the site plan for the Ramsey Northstar Commuter Rail Station contingent upon compliance with the City Staff Review Letter dated August 17, 2011.

Attachments

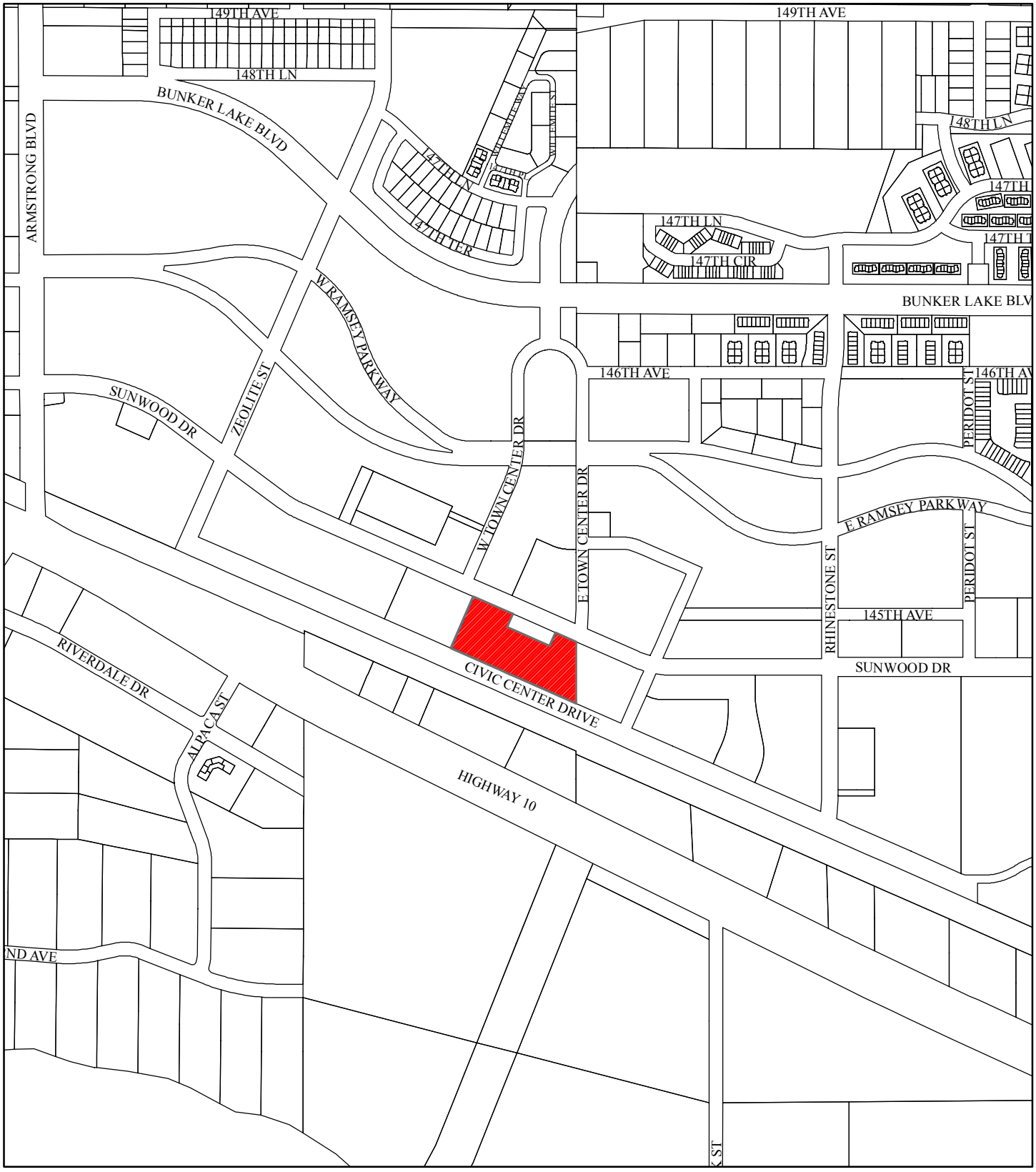
Site Location Map
Site Plan
Proposed Signage
Landscaping Plan
Architectural Elevations
Elevator/Stair Tower Elevations
Current Development Plan for The COR
Staff Review Letter Dated August 17, 2011

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	08/17/2011 08:56 AM
Brian Olson	Brian Olson	08/17/2011 11:23 AM
Heidi Nelson	Heidi Nelson	08/18/2011 11:31 AM
Kurt Ulrich	Kurt Ulrich	08/18/2011 03:05 PM

Form Started By: Chris Anderson Started On: 08/15/2011 08:34 AM

Final Approval Date: 08/18/2011



City of RAMSEY

Northstar Commuter Rail Station

Legend

- Site
- Parcels

N

0 850 1,700 Feet

XREFS
RMSY_PLAN_PDR-BOT-STB
RMSY_EXTOPO
RMSY_EXPROP
RMSY_CTA
RMSY_ST

W.

SUNWOOD DRIVE

RAMSEY MUNICIPAL PARKING RAMP

RAMSEY MUNICIPAL CENTER

SAPPHIRE STREET N.W.

ELEVATOR/STAIR TOWER

CIVIC CENTER DRIVE

EXISTING BUS DROP-OFF AREA

CONSTRUCTION LIMITS

BNSF RAILWAY

FUTURE PLATFORM EXTENSION

OUTBOUND PLATFORM

MP 31.30

REALIGNED TRACK (BY OTHERS)

INTER-TRACK FENCE (BY OTHERS)

INBOUND PLATFORM

FUTURE PLATFORM EXTENSION

EMERGENCY EGRESS AREA

POND ACCESS ROAD

STORMWATER DETENTION POND

T.H. 10

0 25 50 100
HORIZONTAL SCALE IN FEET

NOTES:
1. CONTRACTOR SHALL VERIFY THAT THE PLATFORM IS LOCATED 5'-4" FROM EXISTING TRACK.
2. CONTRACTOR SHALL VERIFY TRACK ELEVATION PRIOR TO CONSTRUCTION OF PLATFORM. PLATFORM EDGE SHALL BE 8" ABOVE THE TRACK CENTERLINE ELEVATION.

CONTROL POINTS

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION	
100	171886.62	449592.47	872.51	SPK	BENCHMARK
101	171721.96	450077.81	868.79	SPK	
200	173786.00	450231.55	873.74	MON SUN	
201	173356.93	447468.86	872.67	MON LIFT	
1	171840.49	449642.92	871.67	PLATFORM CORNER	PLATFORM
2	171817.01	449632.55	871.93	PLATFORM CORNER	
3	171668.78	450031.69	869.55	PLATFORM CORNER	
4	171645.88	450021.29	869.81	PLATFORM CORNER	
5	171790.78	449620.97	871.93	PLATFORM CORNER	
6	171767.73	449608.58	871.67	PLATFORM CORNER	
7	171619.08	450009.74	869.81	PLATFORM CORNER	
8	171591.02	449997.35	869.55	PLATFORM CORNER	

No.	Date	Revisions	App.

DRAWING NAME: RMSY_CIV-KEYMAP.DWG
DESIGNED BY: LMR
DRAWN BY: JDC
CHECKED BY: PBD
DATE: 03/12/10
PROJECT NO. 16058001.3.200

Kimley-Horn and Associates, Inc.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL B. DANIELSON, PE
DATE: 03/12/10 MN LIC. NO. PE NO1

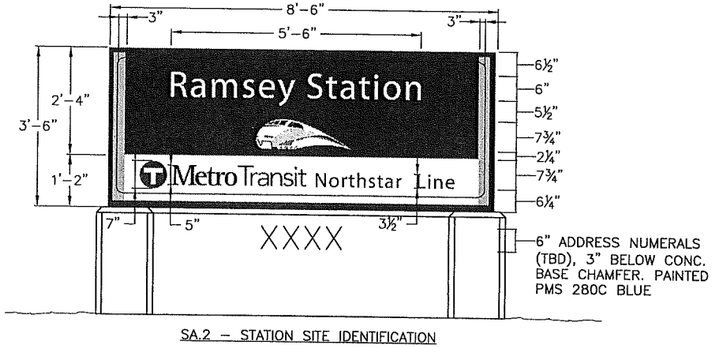
NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA

KEY MAP AND SURVEY CONTROL

STATION: RAMSEY
SHEET NO.: C100

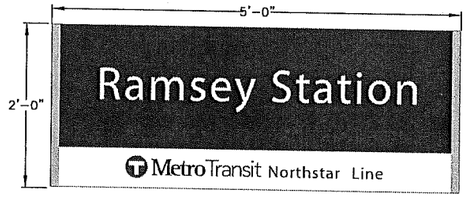
K:\TWC_Transit\NORTH_STAR\NSTAR-Ramsey Station\CADD\DWG\PLAN SHEETS\RMSY_CIV-KEYMAP.dwg April 08, 2010 - 10:05am



SA.2 – STATION SITE IDENTIFICATION

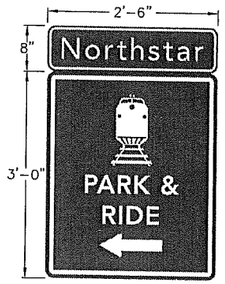


SA.5 – PEDESTRIAN DIRECTIONAL



2–SIDED

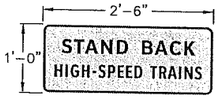
SA.4 – SECONDARY ENTRANCE



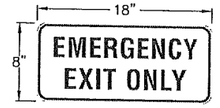
SA.1 – OFF–SITE DIRECTIONAL



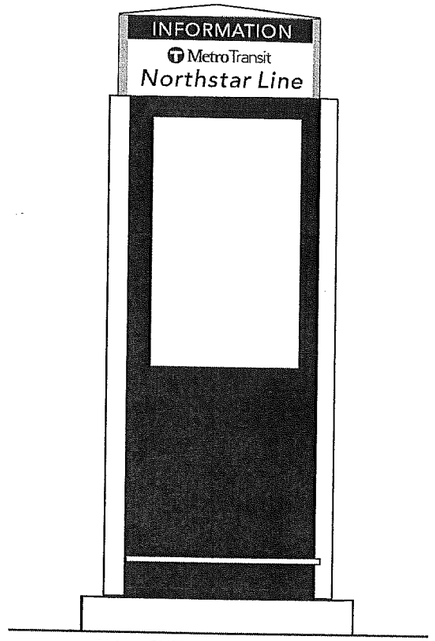
SA.6 – NO TRESPASSING



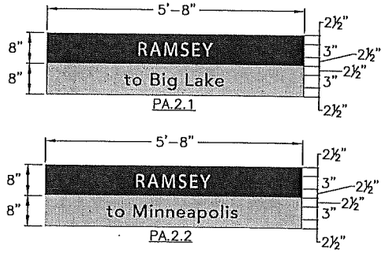
SA.7 – TRACK WARNING



SA.8 – EMERGENCY EXIT



PA.1 – PLATFORM INFORMATION KIOSK



PA.2.1

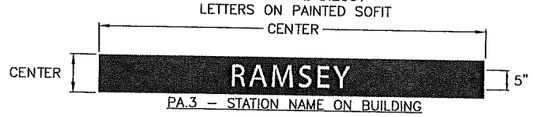
PA.2.2

PA.2 – STATION NAME SIGN WITH DESTINATION

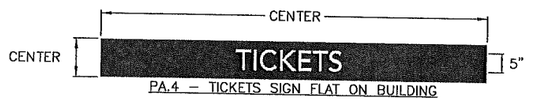


PA.9 – PROHIBITED BEHAVIORS SIGN

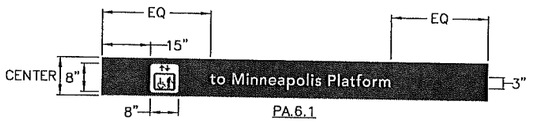
WHITE VINYL DIECUT
LETTERS ON PAINTED SOFIT



PA.3 – STATION NAME ON BUILDING

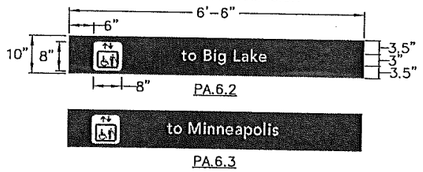


PA.4 – TICKETS SIGN FLAT ON BUILDING



PA.6.1

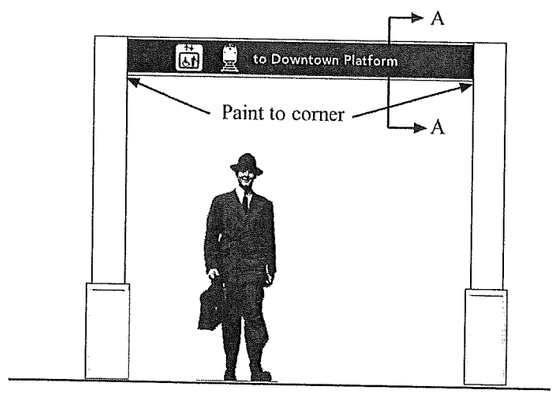
VINYL ON ALUMINUM SIGN

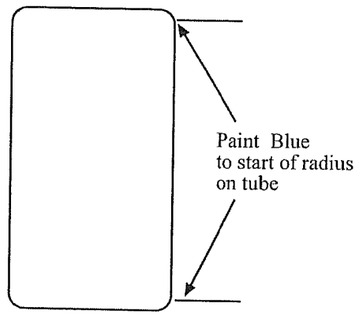


PA.6.2

PA.6.3

PA.6 – BUILDING MOUNT WAYFINDING SIGN





PAINTED SOFIT DETAILS
SIGN TYPE PA–3, PA–4, & PA–6

No.	Date	Revisions	App.

DRAWING NAME RMSY_SGN–SCH01.DWG

DESIGNED BY:	TRH
DRAWN BY:	ALA
CHECKED BY:	TRH
DATE:	03/12/10
PROJECT NO.	16058001.3.200

Kimley-Horn and Associates, Inc.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOMAS R. HARRINGTON, ASLA
DATE: 03/12/10 MN LIC. NO. 20349

NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA

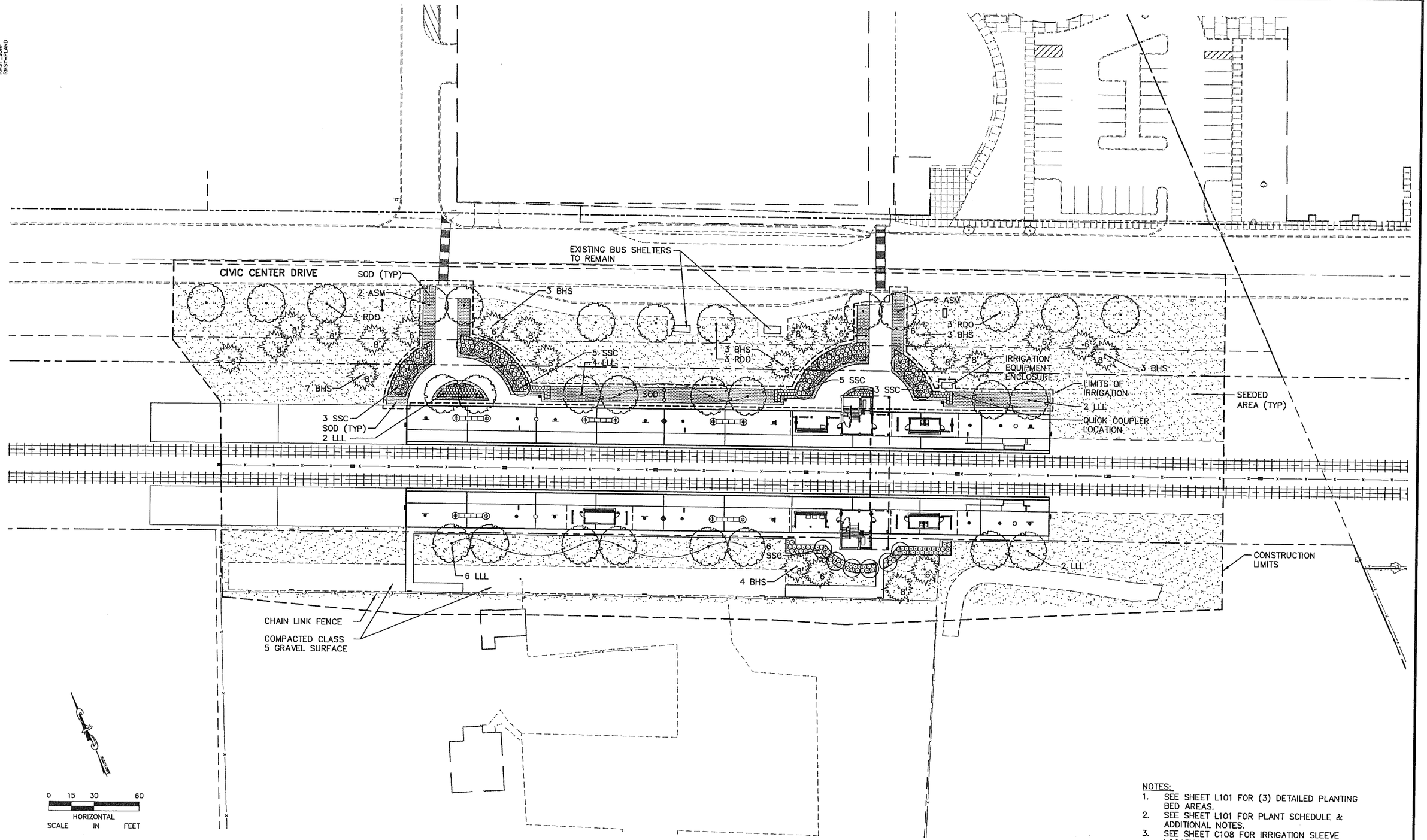
SIGN SCHEDULE

STATION
RAMSEY
SHEET NO.
C119

K:\TWC_Transit\NORTH_STAR\NSTAR–Ramsey Station\CADD\DWG\PLAN SHEETS\RMSY_SGN–SCH01.dwg April 08, 2010 – 10:42am

XREFS
RMSY-PLNA_RDR-BOT-STB
RMSY-EXTOPO
RMSY-EXPROP
RMSY-ROADBDE
RMSY-PSIGN
RMSY-PUTIL
RMSY-PRTIL
RMSY-PREM
RMSY-STA
RMSY-SIGNF
RMSY-PLAND

K:\TWC_Transit\NORTH_STAR\NSTAR-Ramsey Station\CADD\DWG\PLAN SHEETS\RMSY_LSP01.dwg April 08, 2010 - 10:09am



NOTES:
1. SEE SHEET L101 FOR (3) DETAILED PLANTING BED AREAS.
2. SEE SHEET L101 FOR PLANT SCHEDULE & ADDITIONAL NOTES.
3. SEE SHEET C108 FOR IRRIGATION SLEEVE LOCATIONS.

No.	Date	Revisions	App.

DRAWING NAME: RMSY_LSP01.DWG

DESIGNED BY:	TRH
DRAWN BY:	ALA
CHECKED BY:	TRH
DATE:	03/12/10
PROJECT NO.	16058001.3.200

Kimley-Horn and Associates, Inc.

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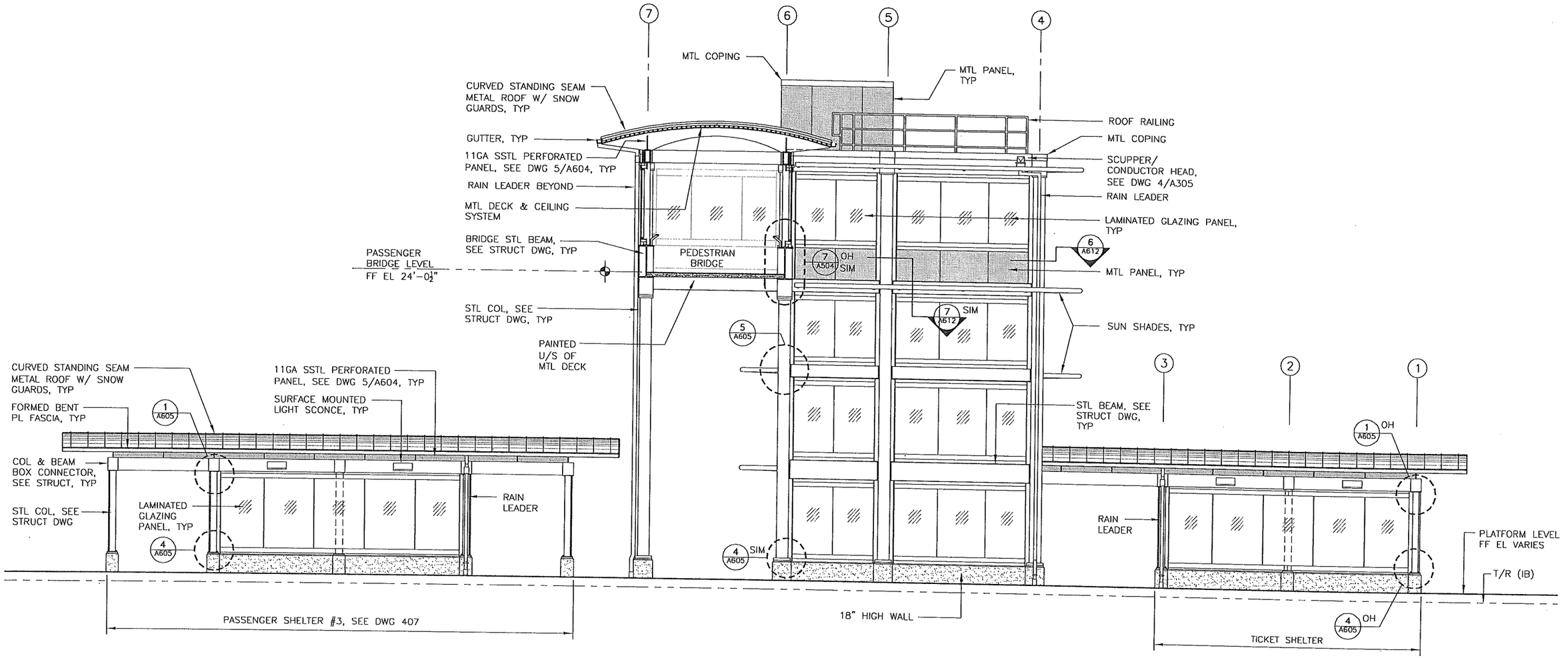
THOMAS R. HARRINGTON, ASLA
DATE: 03/12/10 MN LIC. NO. 20349

NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA

LANDSCAPE PLAN

STATION: RAMSEY
SHEET NO.: L100



1 A201 NORTH ELEVATION – INBOUND PLATFORM

0 2' 4' 6'

1/4"=1'-0"

J:\TRACKWORK\6708_NORTHSTAR\NorthStarCommuterRail\100% submittal\STATION\1000-RAMSEY\SHEET\A201.dwg April 01, 2010 - 11:25am

No.	Date	Revisions	App.

DRAWING NAME A201

DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	PD
DATE:	03-12-10
PROJECT NO.	PROJ NO

Kimley-Horn and Associates, Inc.
TRANSPORTATION
AECOM
AECOM USA, Inc.
7 St. Paul Street, 17th Floor
Baltimore, MD 21202
T 410.837.1700 F 410.878.1306
www.aecom.com

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Kenneth W. Griffin

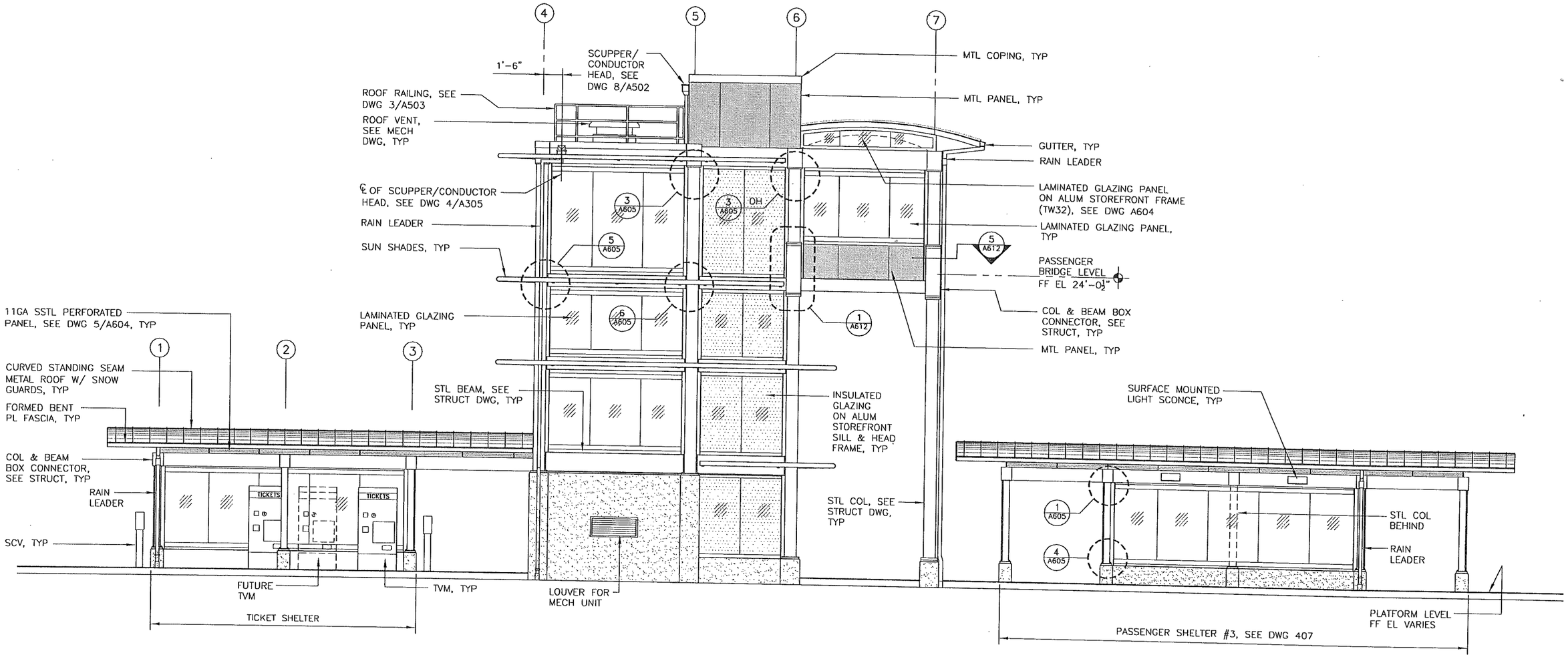
DATE: 03-12-10 MN LIC. NO. 44872

NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA
INBOUND
ELEVATOR /STAIR TOWER, PASSENGER AND TICKET SHELTER
NORTH ELEVATION

STATION
RAMSEY

SHEET NO.
A201



1/A202 SOUTH ELEVATION – INBOUND PLATFORM

0 2' 4' 6'

1/4"=1-0"

J:\TRACKWORK\6708_NORTHSTAR\NorthStarCommuterRail\100% submittal\STATION\1000-RAMSEY\SHEET\A202.dwg April 01, 2010 - 11:26am

No.	Date	Revisions	App.

DRAWING NAME A202

DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	PD
DATE:	03-12-10
PROJECT NO.	PROJ NO

Kimley-Horn and Associates, Inc.
TRANSPORTATION
AECOM
AECOM USA, Inc.
7 St. Paul Street, 17th Floor
Baltimore, MD 21202
T 410.837.1700 F 410.576.1305
www.aecom.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kenneth W. Griffin

DATE: 03-12-10 MN LIC. NO. 44872

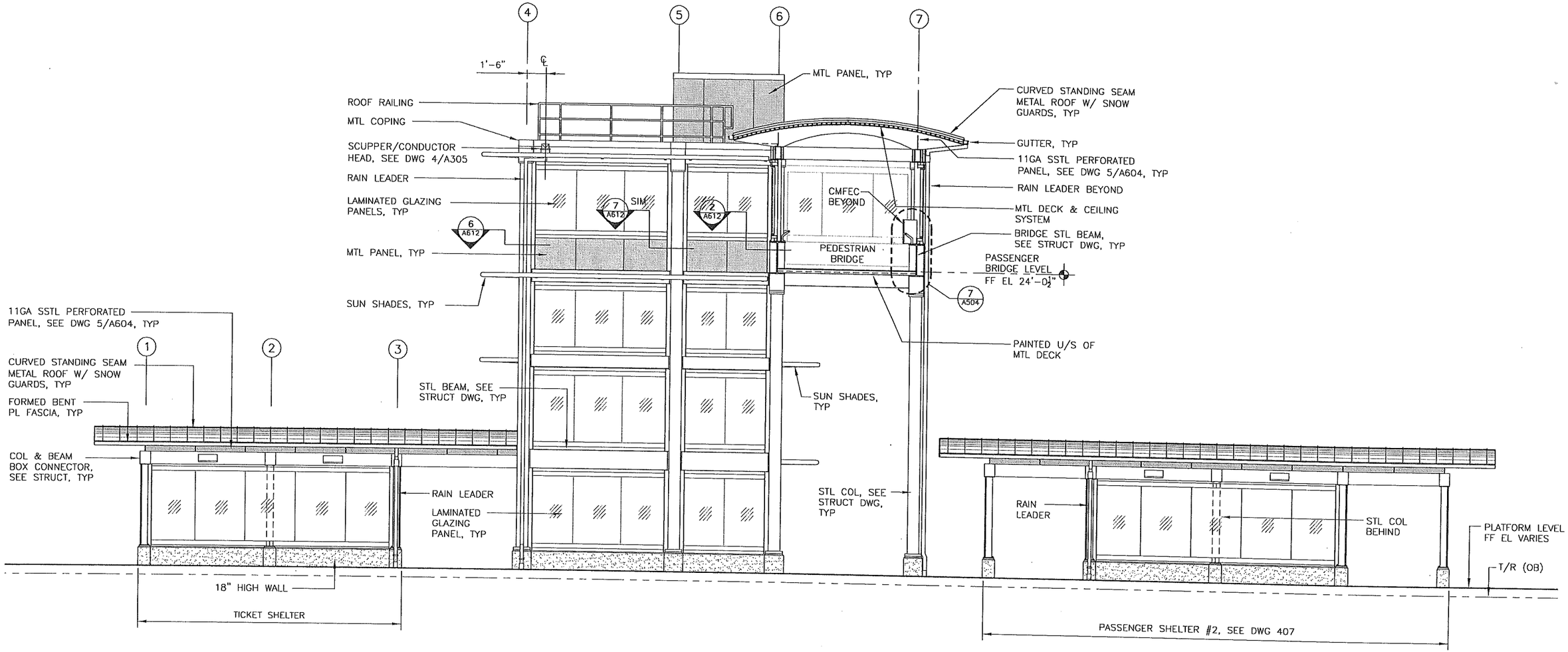
NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA

INBOUND
ELEVATOR STAIR/TOWER, PASSENGER AND TICKET SHELER
SOUTH ELEVATION

STATION
RAMSEY

SHEET NO.
A202



1 / A203 SOUTH ELEVATION – OUTBOUND PLATFORM

0 2' 4' 6'

1/4"=1-0"

J:\TRACKWORK\6708_NORTHSTAR\NorthStarCommuterRail\100% submittal\STATION\1000-RAMSEY\SHEET\A203.dwg April 01, 2010 - 11:27am

No.	Date	Revisions	App.

DRAWING NAME A203	
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	PD
DATE:	03-12-10
PROJECT NO.	PROJ NO

Kimley-Horn and Associates, Inc.

TRANSPORTATION

AECOM USA, Inc.
7 St. Paul Street, 17th Floor
Baltimore, MD 21202
T 410.837.1700 F 410.878.1305

AECOM

www.aecom.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kenneth W. Griffin

DATE: 03-12-10 MN LIC. NO. 44872

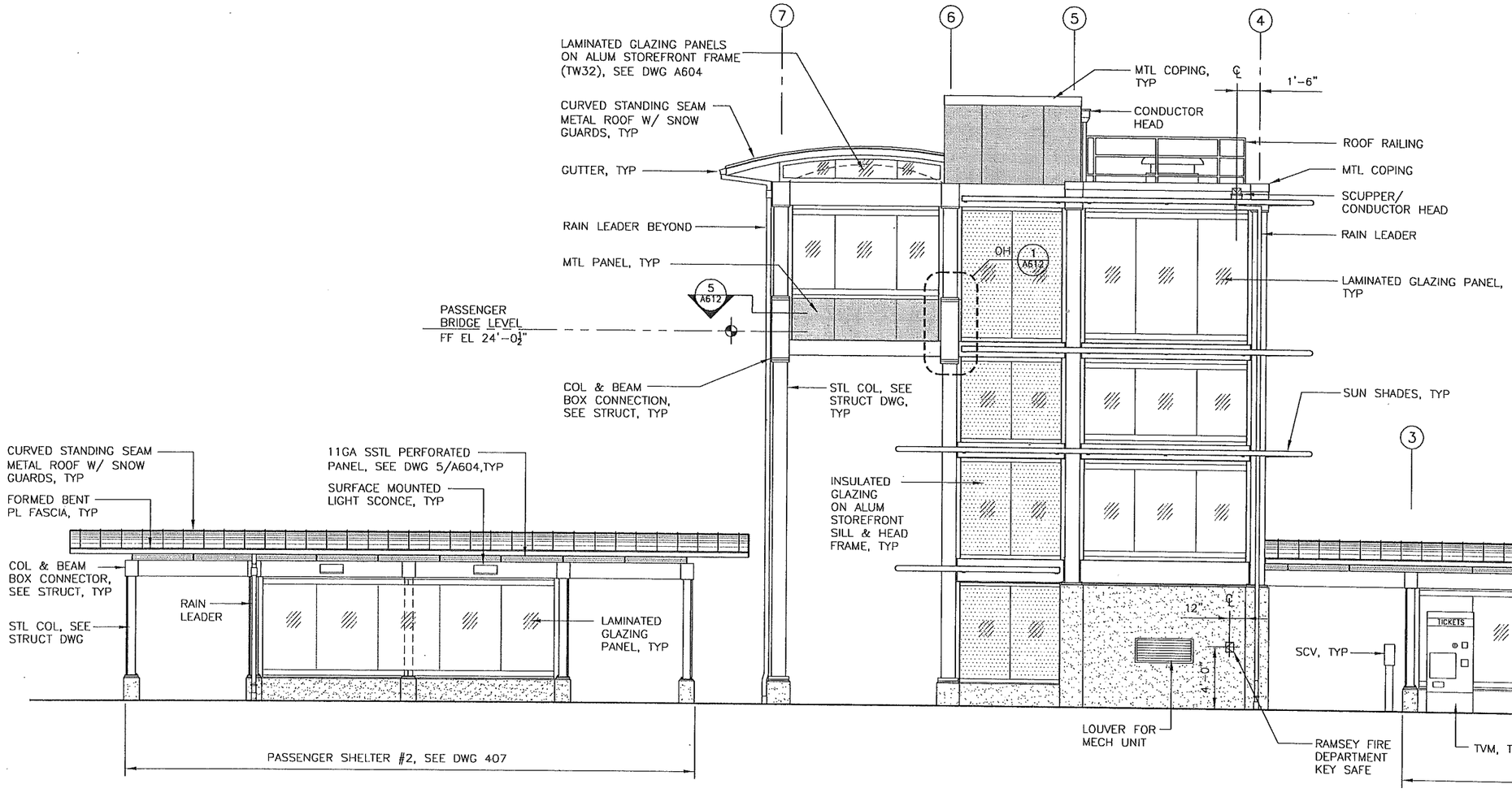
NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA

OUTBOUND
ELEVATOR/STAIR TOWER, PASSENGER AND TICKET SHELTER
SOUTH ELEVATION

STATION
RAMSEY

SHEET NO.
A203



1 A204 NORTH ELEVATION – OUTBOUND PLATFORM

0 2' 4' 6'

1/4"=1-0"

J:\TRACKWORK\6708_NORTHSTAR\NorthStarCommuterRail\100% submittal\STATION\1000-RAMSEY\SHEET\A204.dwg April 01, 2010 - 11:28am

No.	Date	Revisions	App.

DRAWING NAME A204

DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	PD
DATE:	03-12-10
PROJECT NO.	PROJ NO

Kimley-Horn and Associates, Inc.
TRANSPORTATION
AECOM USA, Inc.
7 St. Paul Street, 17th Floor
Baltimore, MD 21202
T 410.637.1700 F 410.878.1305
AECOM
www.aecom.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

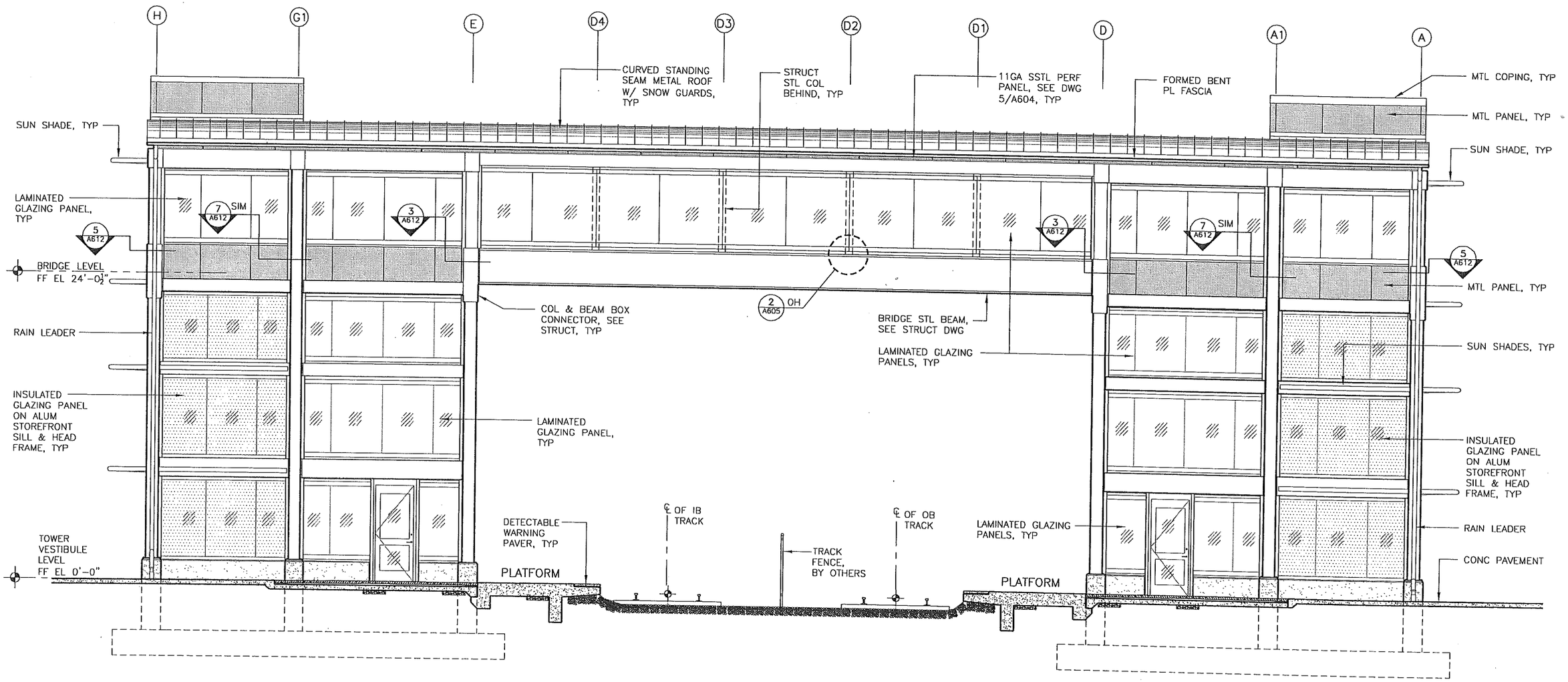
Kenneth W. Griffin

DATE: 03-12-10 MN LIC. NO. 44872

NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA
OUTBOUND
ELEVATOR/STAIR TOWER, PASSENGER AND TICKET SHELTER
NORTH ELEVATION

STATION
RAMSEY
SHEET NO.
A204



1 A205 EAST ELEVATION

0 2' 4' 6'

1/4"=1-0"

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No.	Date	Revisions	App.

DRAWING NAME A205	
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	PD
DATE:	03-12-10
PROJECT NO.	PROJ NO

Kimley-Horn and Associates, Inc.
TRANSPORTATION
AECOM USA, Inc.
7 St. Paul Street, 17th Floor
Baltimore, MD 21202
T 410.837.1700 F 410.578.1306
AECOM
www.aecom.com

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Kenneth W. Griffin

DATE: 03-12-10 MN LIC. NO. 44872

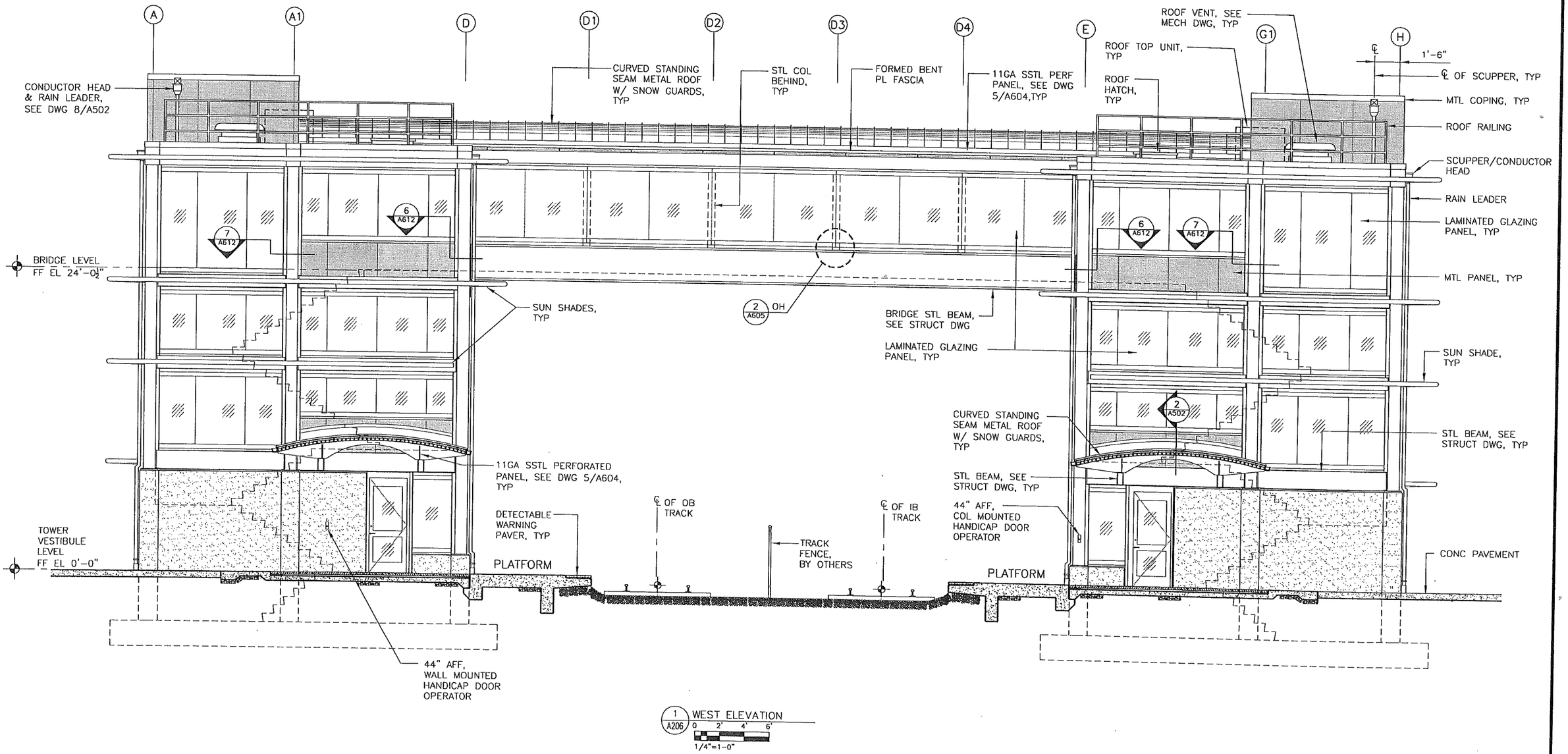
NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA

ELEVATOR/STAIR TOWER
EAST ELEVATION

STATION
RAMSEY

SHEET NO.
A205



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No.	Date	Revisions	App.

DRAWING NAME A206

DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	PD
DATE:	03-12-10
PROJECT NO.	PROJ NO

Kimley-Horn and Associates, Inc.
TRANSPORTATION
AECOM
AECOM USA, Inc.
7 St. Paul Street, 17th Floor
Baltimore, MD 21202
T 410.837.1700 F 410.578.1306
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Kenneth W. Griffin
DATE: 03-12-10 MN LIC. NO. 44872

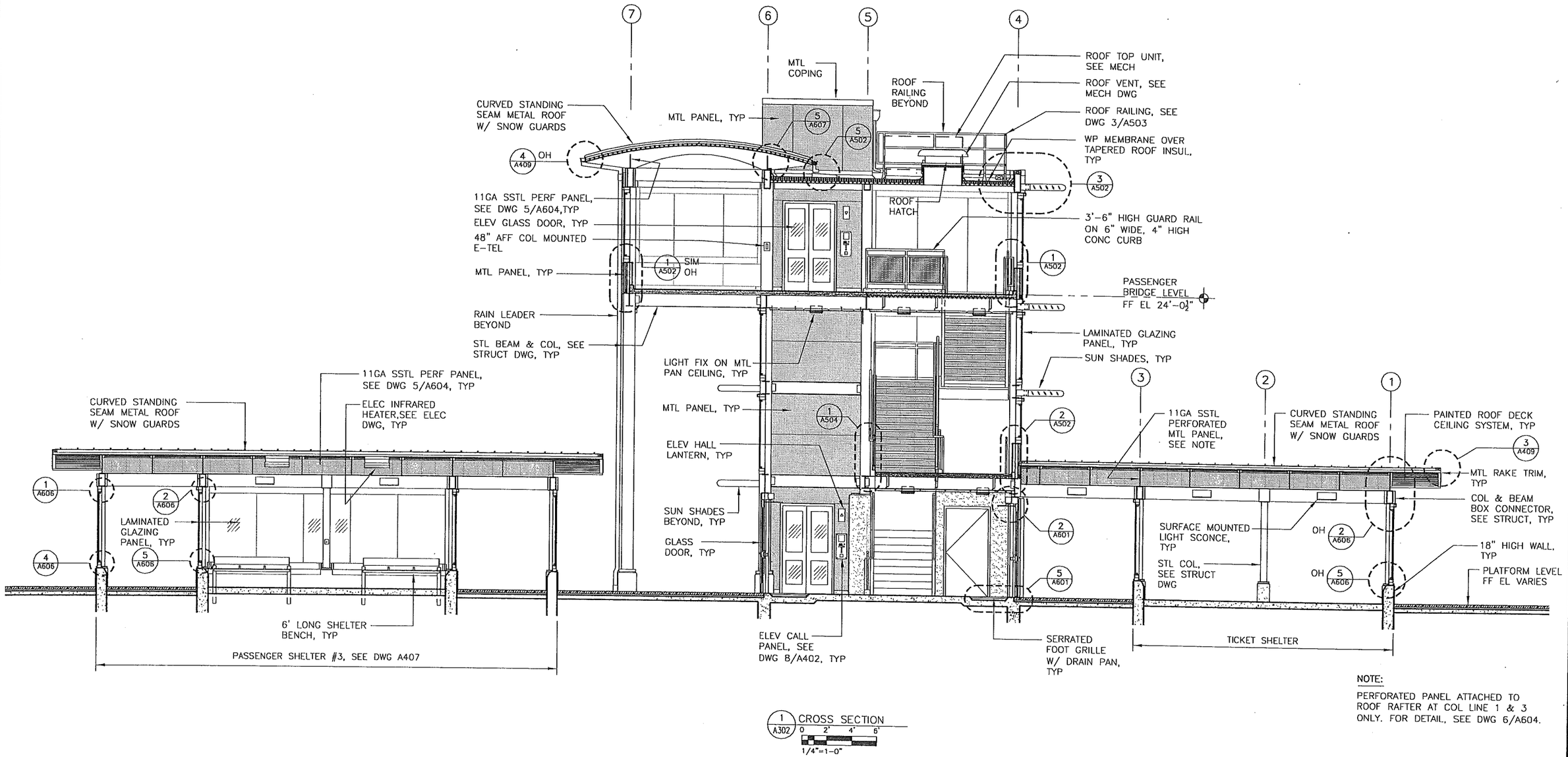
NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA

ELEVATOR /STAIR TOWER
WEST ELEVATION

STATION
RAMSEY

SHEET NO.
A206



1 A302 CROSS SECTION
0 2' 4' 6'
1/4"=1-0"

NOTE:

PERFORATED PANEL ATTACHED TO ROOF RAFTER AT COL LINE 1 & 3 ONLY. FOR DETAIL, SEE DWG 6/A604.

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No.	Date	Revisions	App.

DRAWING NAME	A302
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	PD
DATE:	03-12-10
PROJECT NO.	PROJ NO

Kimley-Horn and Associates, Inc.
TRANSPORTATION
AECOM
AECOM USA, Inc.
7 St. Paul Street, 17th Floor
Baltimore, MD 21202
T 410.537.1700 F 410.576.1306
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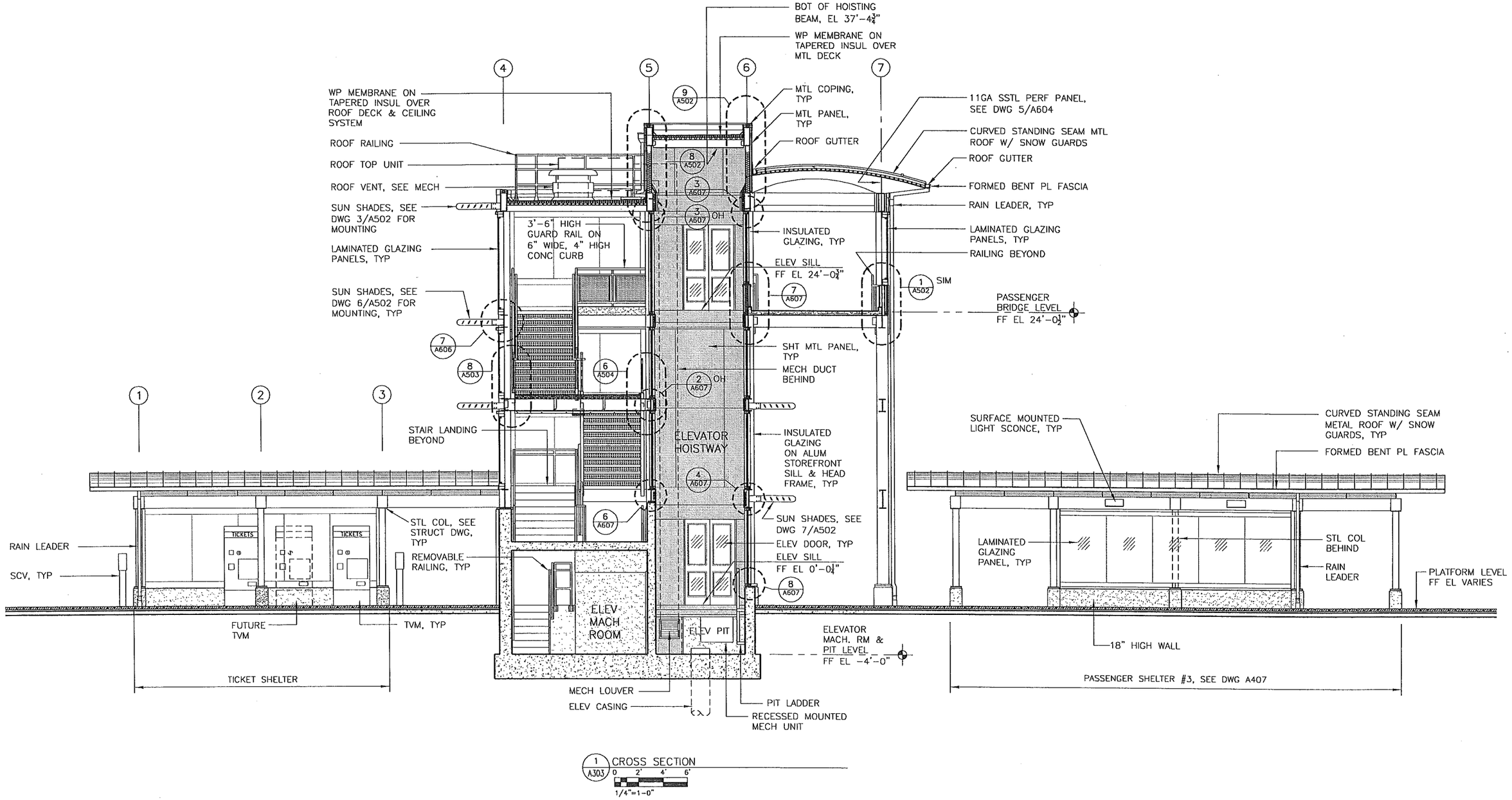
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Kenneth W. Griffin
DATE: 03-12-10 MN LIC. NO. 44872

NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA
INBOUND
ELEVATOR/STAIR TOWER, PASSENGER AND TICKET SHELTER
CROSS SECTION

STATION
RAMSEY
SHEET NO.
A302



1 A303 CROSS SECTION
0 2' 4' 6'
1/4"=1-0"

No.	Date	Revisions	App.

DRAWING NAME A003

DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	PD
DATE:	03-12-10
PROJECT NO.	PROJ NO

Kimley-Horn and Associates, Inc.
TRANSPORTATION
AECOM
AECOM USA, Inc.
7 St. Paul Street, 17th Floor
Baltimore, MD 21202
T 410.837.1700 F 410.578.1306
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Kenneth W. Griffin
DATE: 03-12-10 MN LIC. NO. 44872

NORTHSTAR COMMUTER RAIL

ANOKA COUNTY REGIONAL RAIL AUTHORITY
NORTHSTAR CORRIDOR COMMUTER RAIL
RAMSEY STATION
RAMSEY, MINNESOTA

INBOUND
ELEVATOR /STAIR TOWER, PASSENGER AND TICKET SHELTER SECTION

STATION
RAMSEY

SHEET NO.
A303

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THE COR

RAMSEY, MINNESOTA



LAND DESIGNATION

- PARK/PUBLIC SPACES
- PARCELS FOR SALE
- PARCELS OWNED BY OTHERS

DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- F — FULL INTERSECTION
- 3/4 — NO LEFT OUTBOUND MOVEMENTS
- P — PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES

NORTH 0 300 600

LANDFORM
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DEVELOPMENT PLAN 5.03

05.19.2011

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August 17, 2011

Mr. Kurt Ulrich
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Re: Preliminary Site Plan – Northstar Commuter Rail Station

Dear Mr. Ulrich:

We are in receipt of a Site Plan, Landscaping, Grading, Utility, Architectural, and Electrical Plans as well as Building Elevations for the Northstar Commuter Rail Station to be located in The COR, prepared by Kimley-Horn and Associates, Inc. and dated March 12, 2010. The City offers the following comments:

General: The site plan is proposing to develop a commuter rail station across from the municipal parking ramp and Municipal Center within The COR. The rail station includes platforms on both sides of the railway tracks that will be connected via an enclosed pedestrian bridge over the tracks. The bulk of the proposed project lies within right-of-way (both BNSF and public road right-of-way) and therefore, for reviewing purposes, this is being considered as a transportation improvement.

Zoning: As noted above, the bulk of the project falls within right-of-way and therefore is not subject to a specific set of zoning standards or zoning classification. It is adjacent to zoning district COR-1 as well as H-1 Highway 10 Business District.

Setbacks: There are no required setbacks applicable to this improvement. However, it appears that a portion of the inbound platform and roofline slightly encroach onto a city-owned parcel to the south of the tracks. This parcel was acquired for future transportation improvements (expansion of Highway 10) and thus, the encroachment does not necessarily represent a conflict. Nonetheless, some mechanism, such as a permanent easement or encroachment agreement for example, will need to be implemented to address this encroachment. Staff will review this matter with the City Attorney to determine potential actions to address this.

Landscaping: The proposed landscaping includes seventy-four (74) trees and 198 shrubs. There is a decent mix of deciduous and coniferous trees and only a single shrub species. Only a limited portion of the site is proposed to be improved with sod, the remainder of the area is shown as being seeded with a residential turf mix. Additionally, the limits of irrigation only encompass the areas receiving sod rather than covering all landscaped areas.

Staff provided some initial feedback on the 90% plan design that encouraged the use of additional and/or alternate species, noted that all disturbed areas should be improved with sod, that all landscaped areas should be irrigated, and that all disturbed areas being established with turf and irrigation must incorporate six (6) inches of topsoil meeting the City's specification (which has been amended since that time). Through correspondence with Kimley-Horn, we understand the desire for consistent, standardized station sites for maintenance purposes (performed by Metro Transit) and are accepting the proposed plantings. However, Staff still has a concern regarding the limited irrigation, the extensive use of seed and the specified topsoil identified in details 3 and 5

on Sheet C116. Ramsey City Code requires four (4) inches of Premium Topsoil Borrow (MN DOT Spec 3877) over all disturbed areas not otherwise improved and to remain consistent with all projects, the use of this material should be incorporated for all areas being established with turf. Staff will be asking for direction from City Council regarding the extensive use of a residential seed mix and the proposed limited areas of irrigation.

Whether the irrigation limits remain as proposed or are expanded, the plans indicate connection to the municipal water supply. While there is no issue with this approach, it is important to note that this water is extremely hard and its' use will most likely result in staining of the concrete surfaces. ***All concrete surfaces should be sealed to prevent such staining.***

Architectural Standards: The exterior finish of the proposed rail station includes a combination of cast-in-place concrete, metal paneling and glass. The structure includes sun shades on each of the enclosed elevator/stair towers as well. Height of the structure is roughly forty (40) feet. There is a proposed radio antenna located on the roof of the pedestrian bridge and it is unclear from the plans what the height of this antenna will be. ***Please provide clarification on the antenna height.***

Signage: The plans also include a sign package for the rail station. Most of the signage will be located on the platforms and appear to be instructional. Two ground signs, SA.2 and SA.4 as labeled on Sheet C119, will identify the site as the Ramsey Station and will be positioned on the south side of Civic Center Drive near the entrances to the station. The details submitted for the signage have been reviewed and are sufficient enough that no additional sign permit will be required. ***Any future signs noted on the plan will be subject to review by the City and may potentially require a sign permit.***

Fencing: A six (6) foot tall chain link fence is shown between the inbound and outbound tracks as well as around the southern edge of the station site (on the City-owned parcel). The proposed fencing complies with current fence regulations. ***The use of vinyl (or other material) slats for screening purposes shall not be permitted.***

Drainage and Grading: Staff has reviewed the drainage and grading plans and any previous concerns and/or comments have been addressed in the final plans.

Access: The rail station will not have direct vehicle access. Parking for the rail station will be accommodated by the municipal parking structure across Civic Center Dr NW. There are two pedestrian entrances for the station at the east and west ends of the outbound platform. City Staff has reviewed these accesses and finds them acceptable.

The City Council will be meeting at 7:00 p.m. on Tuesday, August 23, 2011 at the Ramsey Municipal Center, 7550 Sunwood Dr NW, to review the proposed site plan. You or your representative may want to be present to answer any questions that may arise. Thank you for your cooperation in this process.

If you have any questions, please call us at (763) 427-1410.

Respectfully,
CITY OF RAMSEY

Chris Anderson
Associate Planner/Environmental Coordinator